

FALL 2021

#PARADEOFHOMESMB

# PARADE *of* HOMES

TOUR  
OVER  
**100**  
NEW HOMES

**CANADA'S BIGGEST AND BEST**  
PARADE OF HOMES | **OCTOBER 16 – NOVEMBER 7**



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SUMMERLEA

FALL  
2021

# PARADE of HOMES

#PARADEOFHOMESMB

OCTOBER 16 – NOVEMBER 7

PRESENTED BY THE MANITOBA HOME BUILDERS' ASSOCIATION

## FIND THE PERFECT FIT FOR YOUR FAMILY

SHOW HOMES REPRESENT THE BEST  
IN HOME DESIGN AND CONSTRUCTION



SHOW HOMES  
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THE PARADE ARE  
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UNDER INCREASED  
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TO ENSURE YOUR  
VISIT IS AS SAFE AS  
POSSIBLE.

### WELCOME TO THE 2021 FALL PARADE OF HOMES.

The Manitoba Home Builders' Association is proud to present our annual exhibition of new homes. With over 100 new homes on display this fall, the MHBA's showcase remains the largest and best Parade of Homes in Canada.

This year's Fall Parade of Homes is a bit later than usual to help our builder members manage the building-material supply issues we have all been faced with this year in order to better prepare their new Parade show homes — and be ready for the many guests who will be visiting during the Parade. The Fall Parade of Homes provides a unique and safe opportunity for visitors to learn about the latest trends in new home and interior design, the hottest new home technology and building materials, and to potentially find their new dream home.

This year, we are proud to showcase 33 different builders in the Fall Parade, in 25 communities across Manitoba. Show homes featured during the Parade are open for your viewing pleasure under increased health and safety measures to ensure your visit is as safe as possible. Our builder members continue to adhere to Manitoba's public health orders, and to social/physical distancing and sanitation guidelines to help protect those working in or visiting our builders' show homes.

And once again, Parade show homes are also available to visit by booking an appointment with the builder outside of the Parade hours. These measures continue to be in place to allow you to visit these amazing show homes in as safe an environment as possible.

As you visit our amazing array of Parade of Homes show homes, we encourage you to

talk to the representatives showing each home about unique features and what makes that particular home special. Visiting our Parade homes and talking to sales agents about different options and features will help you to find that perfect fit for you and your family. These show homes represent the best in home design and construction available anywhere in Canada.

In addition to the Fall Parade of Homes magazine, you can find even more information about the Parade show homes at the MHBA's website. Just go to [www.homebuilders.mb.ca](http://www.homebuilders.mb.ca) and click on the "Parade of Homes" section to find all of our Fall Parade of Homes entries. You can also follow the MHBA and Parade of Homes on Instagram, Twitter and Facebook for news, fun contests, updates and show home features. Be sure to look for and use the hashtag **#PARADEOFHOMESMB** to find the latest Parade posts. Following the Parade, we will be highlighting our Fall Parade award-winning homes, so follow us to see if your favourite homes were award winners.

Despite the challenges we've all had to face over the past 18 months, Manitoba's new home construction industry continues to be a strong and important part of our provincial economy. MHBA member builders and suppliers are constantly keeping up to date on the latest technology, trends and building techniques to ensure that your new home offers the highest level of quality available.

Enjoy the 2021 Fall Parade of Homes and thank you for visiting.

**Lanny McInnes**  
President & CEO  
Manitoba Home Builders' Association

SHOW HOME HOURS: Mon-Thur: 5pm-8pm, Sat & Sun: 1pm-5pm  
BRANDON ONLY HOURS: Tues & Thur: 5pm-8pm, Sat & Sun: 1pm-5pm

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FALL 2021

# PARADE of HOMES

OCTOBER 16 – NOVEMBER 7

**PUBLISHER**

Bob Cox

**EDITOR**

Pat St. Germain

**VICE PRESIDENT SALES**

Karen Buss

**MANAGER OF NICHE PRODUCTS**

Charlene Adam

**COVER DESIGN**

Tammy Mitchell/Winnipeg Free Press

**DESIGN & COLOUR SERVICES**

Corinne Ball/Coral Enterprises Ltd.

**CONTRIBUTING WRITERS**

Jim Bender

Sherry Kaniuga

Wendy King

Jennifer McFee

Trina Rehberg Boyko

Pat St. Germain

Jim Timlick

**PHOTOGRAPHY**

Darcy Finley

Numerous Supplied

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*Parade of Homes magazine is published on Treaty 1 territory and the homeland of the Métis Nation.*



# CUSTOM ORDER

## BUILDERS PUT CLIENTS FIRST

AVANTI CUSTOM HOMES — 14 Stone Hearth Lane — Oak Bluff West

By Pat St. Germain

>> **EACH SPRING AND FALL**, the Parade of Homes gives Manitoba's builders a chance to strut their stuff on a big stage. It's a showcase to give potential buyers a sample of some of their best work.

This fall, there's been a slight delay. Builders chose to put new show homes on the back burner and push the Fall Parade back by one month, from September to October, so they could put their customers first.

*Cont'd on page 6*



# WEST ST. PAUL'S NEWEST NEIGHBOURHOOD



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# CUSTOM ORDER

— Cont'd from page 4

"The main reason was because the pandemic has created a lot of delays in production," says Jason Jaquet, vice-president of Randall Homes and Avanti Custom Homes. "A lot of builders wanted to get the homes done for the customers and as a result we pushed back the Parade so we could focus on customers' homes."

**A LOT OF BUILDERS WANTED TO GET THE HOMES DONE FOR THE CUSTOMERS AND AS A RESULT WE PUSHED BACK THE PARADE SO WE COULD FOCUS ON CUSTOMERS' HOMES.**

The good news? There's still a great selection of fabulous new show homes on display, and it seems they're everywhere you want to be — in Brandon and St. Adolphe, Stonewall and La Salle, every corner of Winnipeg and in doorstep communities. And as with the past three Parades, COVID-19 protocols will be in place to provide a safe environment for guests.

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AVANTI CUSTOM HOMES — 14 Stone Hearth Lane — Oak Bluff West



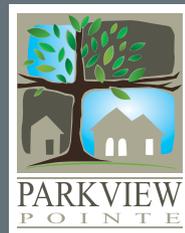
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A Broadview Homes show home

# FRIENDLY NEIGHBOURHOOD AWAITS IN OAK BLUFF WEST

By Jennifer McFee

It's easy to see the appeal of Oak Bluff West, with its wide-open spaces located mere moments from city limits.

Scott Dyck and his fiancée Leanne Taylor, who moved to the community in July 2020, are happy to call Oak Bluff West home.

"All of our neighbours are really nice. This is our first home, so we're really excited to be living in such a great neighbourhood to start," says Dyck, who grew up in Oak Bluff. "It's got more of a small-town vibe. It feels like you're in the country, but you're still close to the city."

Expressing similar sentiments, Taylor agrees the best part of the community is the people.

"Everyone here is super friendly. They want to talk to you and want to help you. It's been nice getting to know the neighbours," she says.

"I'm a para-triathlete, and one of the cool things for us about the area is I can do some of my training in the neighbourhood. I hand-cycle, so my bike is really unique. I feel like all the cars are really respectful. Everyone is always waving and kids always say, 'Hi.' It's really cute."

The couple bought their house from Sterling Homes, and they were pleased with the process.

"I'm a wheelchair user, so we made some changes to make it a bit more accessible," Taylor says. "We had a good experience with the updates they made."



12 STONE HEARTH LANE

Currently, Sterling Homes is featuring a show home at 12 Stone Hearth Lane that is designed with functionality, flow and style in mind.

"A blend of modern farmhouse-inspired finishes and timeless favourites were combined perfectly, creating a warm and inviting home," says Courtney Sims, marketing manager for Sterling Homes.

IT'S GOT MORE OF A SMALL-TOWN VIBE. IT FEELS LIKE YOU'RE IN THE COUNTRY, BUT YOU'RE STILL CLOSE TO THE CITY.

Oak Bluff West is a community that's expertly designed to appeal to everyone throughout many life stages, Sims says.

"It's perfect, for example, for young families starting out, those looking to downsize or upsize, or wanting a bungalow for retirement. The large lots and rural setting give this community a very special feeling, setting it apart from many other communities," she says.

"Oak Bluff West is where families can truly plant roots and spend many happy years enjoying their home and

the community amenities like the beautiful walking trails."

Katie Doerksen, marketing and community relations manager for Qualico Communities, says Phase 4 will feature 23 custom lots on Thompson Court. After that, Phase 5 will include a range of lot sizes from 60 to 84 feet and feature the popular bungalow condos. It will also include a new wetland with a selection of the coveted park lots, which haven't been available in the community for a number of years. Servicing of Phase 5 is planned for this fall, with lot availability expected by early 2022.

Architectural standards in Oak Bluff West work towards the goal of having an attractive and appealing community, Doerksen adds.

"I think it gives people a sense of comfort knowing that not only will their home be beautiful," she says, "so will all their neighbours' homes."

Oak Bluff West is an attractive option for families and individuals looking for more space, beautiful architecture and a friendly community.

POH



SCOTT DYCK AND LEANNE TAYLOR



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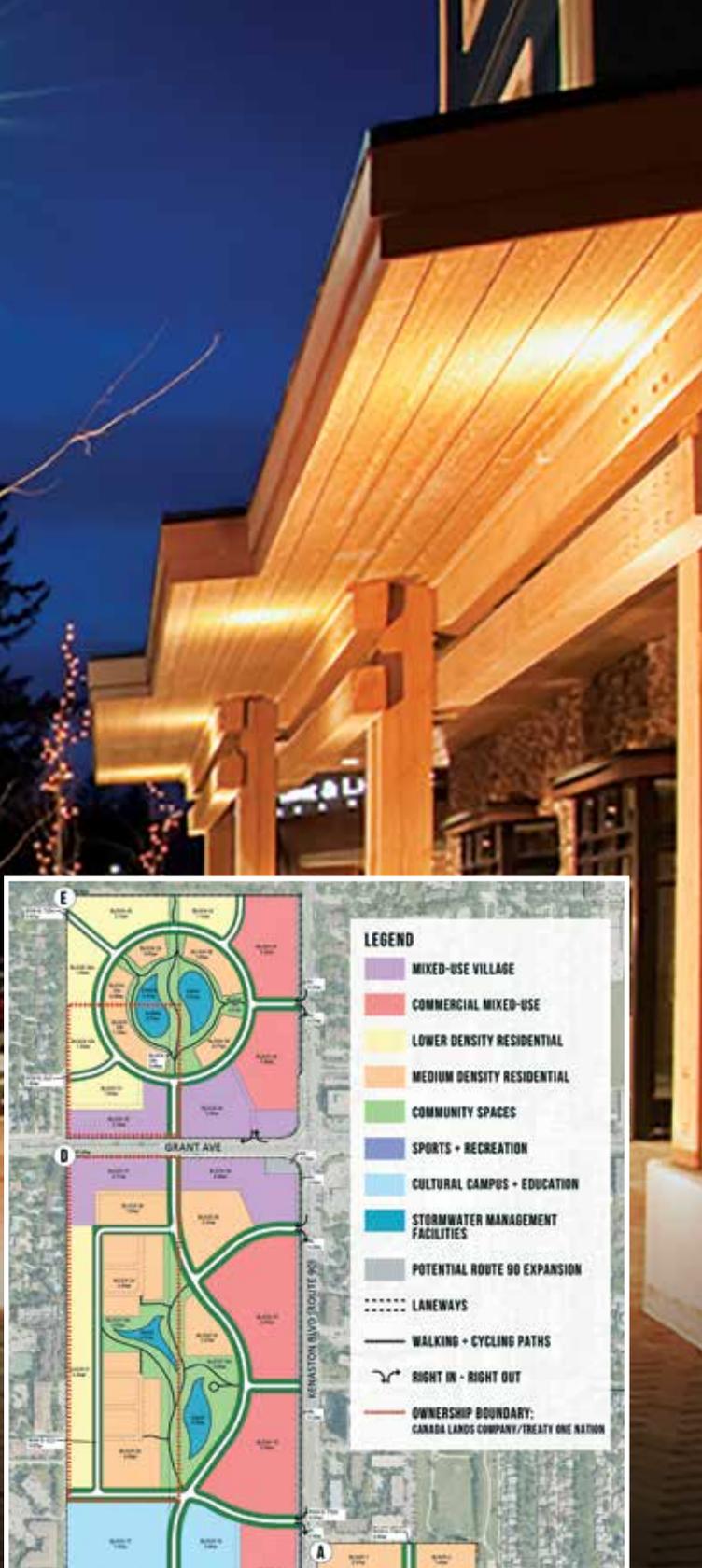


# MODEL OF SUSTAINABLE DESIGN

THOUGHTFUL PLANS UNDERWAY  
FOR MASSIVE DEVELOPMENT

By Pat St. Germain

>> **REDEVELOPING** the former Kapyong Barracks site in south Winnipeg is an incredibly complex undertaking. But the vision for the 160-acre mixed-used project has been clear from the start. It began with a simple question.



THE VISION FOR THE 160-ACRE MIXED-USE PROJECT HAS BEEN CLEAR FROM THE START.



"How would we want our grandchildren to benefit from what's on the site? That was the first question that came across to our team," says David Thomas, planning and design manager for Treaty 1 Development Corp.

Cont'd on page 12



CURRIE BARRACKS' VALOUR PARK — Photo courtesy of Canada Lands Company

## MODEL OF SUSTAINABLE DESIGN

— Cont'd from page 11

A comprehensive, 130-page master plan outlines all aspects of the project — a mixed-use village with retail and commercial space, a variety of residential options, educational and cultural facilities, and a network of public trails and greenspaces.

But that's not the complete picture. Thomas envisioned, "a place that we could be proud of; a place where there was life and there was excitement and there was always something happening — and a place where you could go to just feel a sense of community."

Treaty 1 Development Corp. was created to manage 109 acres of the site, now known as Naawi-Oodena, on behalf of the seven Treaty 1 First Nations — Brokenhead Ojibway, Long Plain, Peguis, Roseau River Anishinaabe, Sagkeeng, Sandy Bay and Swan Lake. It's collaborating with federal Crown corporation Canada Lands Company, which is responsible for 51 acres of residential development.

Canada Lands has partnered with several First Nations on projects on former federal lands across the country, including a similar project to redevelop Calgary's Currie Barracks.



Artists renderings of the planned mixed-use village — Photos courtesy of Treaty 1 Development Corp.

**A PLACE THAT WE COULD  
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AND A PLACE WHERE YOU  
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SENSE OF COMMUNITY.**



**PLANNING AND DESIGN TEAM INTERN JAIDEN ROBERTS.**  
— Photo by Darcy Finley

When Treaty No. 1 was signed in 1871, each First Nation was owed a specified amount of land, but much of the debt was not paid. When the former Canadian Forces Base came up for sale, the Treaty 1 signatories filed suit, and the Supreme Court of Canada ruled that the federal government had a “duty to consult” and accommodate them.

As a result, the massive development is on its way to becoming Canada’s largest “urban Indigenous economic zone.”

Naawi-Oodena is an Anishinaabe term that translates as centre of the heart and community. When it’s complete, the plan is to generate prosperity for generations to come, while promoting sustainability, sharing and celebrating First Nations culture, and providing an inclusive welcoming place.

“We’re being very thoughtful about what we’re planning, what we’re doing,” Thomas says. “We’re doing a lot of research and study of similar projects, but we’re also looking at how First Nations can collaborate with non-First Nations and develop the project.”

Sustainability will colour every aspect of the development. Thomas expects land along Taylor Avenue to represent the first stage of construction. At some point, the commercial area at Grant Avenue will extend to the east side of Kenaston Boulevard, with markets and walking paths.

“It would be nice to have some nice patios and restaurants out there,” he says. “A place that our neighbours in Tuxedo can enjoy.”

An architect, Thomas has worked on several high-profile projects in Manitoba and elsewhere, including an installation at the Canadian Museum for Human Rights and as a participant in Canada’s 2018 Indigenous entry in the Venice Architecture Biennale. He and his daughter Cheyenne, who has a degree in environmental design, worked with other collaborators to create the Indigenous Peoples Garden at The Gardens at the Leaf in Assiniboine Park.

## **THE MASSIVE DEVELOPMENT IS ON ITS WAY TO BECOMING CANADA’S LARGEST URBAN INDIGENOUS ECONOMIC ZONE.**

While Thomas grew up in Winnipeg, he says Peguis First Nation feels like home. It’s where his parents were raised, although they also went to residential school.

“Most of us at Treaty 1 had family who were at residential school,” he says, adding the discovery this year of unmarked graves at a residential school in Kamloops, B.C., brought the Indigenous perspective into sharp focus for many Canadians. He’s looking forward to seeing how the future unfolds, especially for young people.

“We have lots to offer, lots to contribute to the community that we haven’t done on this scale yet, and I think it’s good for everyone,” he says.

“The work that we’re doing — that our people are doing, our designers and planners — it’s world-class work and I think that’s what people can look forward to.”



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# NATURE AND BEAUTY IN TAYLOR FARM

By Jennifer McFee

Natural beauty abounds in Taylor Farm, where a calm country lifestyle intersects with nearby city convenience.

This Headingly community is further enhanced by public artwork that enriches streetscapes and creates memorable landmarks, while also honouring the history of John Taylor — a local family man, teacher, farmer, merchant and politician who was a driving force in the area more than 100 years ago.

The subdivision application for Phase 4 of the development is currently moving through the review and approval stages. Construction will be starting on the new wetlands this fall, with underground servicing happening over the winter and finishing up with roadwork next spring. Lots in Phase 4 will be made available for presale opportunities once the necessary approvals are in place and servicing is well underway.

Mike Armstrong, operations manager for Qualico Communities, expresses enthusiasm for the upcoming fourth phase of the development.

“It’s exciting because it not only brings 56 more single-family lots but also three more amenity stormwater retention basin ponds,” he says, “as well as another permanent connection to Portage Avenue between a future commercial parcel and Thunder Rapids.”



The lots in Phase 4 will range in width from 70 to 94 feet, including both park and lake walkout properties. Currently, river lots on Curry Drive are still available.

THE COMMUNITY IS ABSOLUTELY BEAUTIFUL, WITH THEIR EXPANSIVE LOTS, INCLUDING SOME WITH RIVER ACCESS.

For those interested in getting a first-hand glimpse, Taylor Farm features a must-see selection of show homes available for viewing.

Colleen Chaput, marketing manager for Foxridge Homes, welcomes everyone to view their new show home at 82 Fetterly Way — their very first one on display in Taylor Farm.

“It will be the ideal family home, with plenty of space at 2,464 square feet with a walkout basement to take advantage of the lake view,” Chaput says.



82 FETTERLY WAY

“It’s really a gorgeous open-concept home design with beautiful finishes. The trades and suppliers that we use really are the best in the business — and it shows.”

Foxridge Homes has incorporated features specifically for Taylor Farm to achieve the architectural guidelines and take advantage of the large lot sizes.

“The minimum house width is 50 feet so we were able to choose one of our larger home concepts, the Palisade, for this lot. Because of the large lot width, we were able to easily add a 34-foot triple-car garage,” Chaput says.

“Earthy and pastel tones are encouraged to add richness to the streetscape, so we were able to add a rich colour palette to this home.”

Foxridge Homes is excited to be one of the exclusive builders introducing its home concepts in Taylor Farm, Chaput adds.

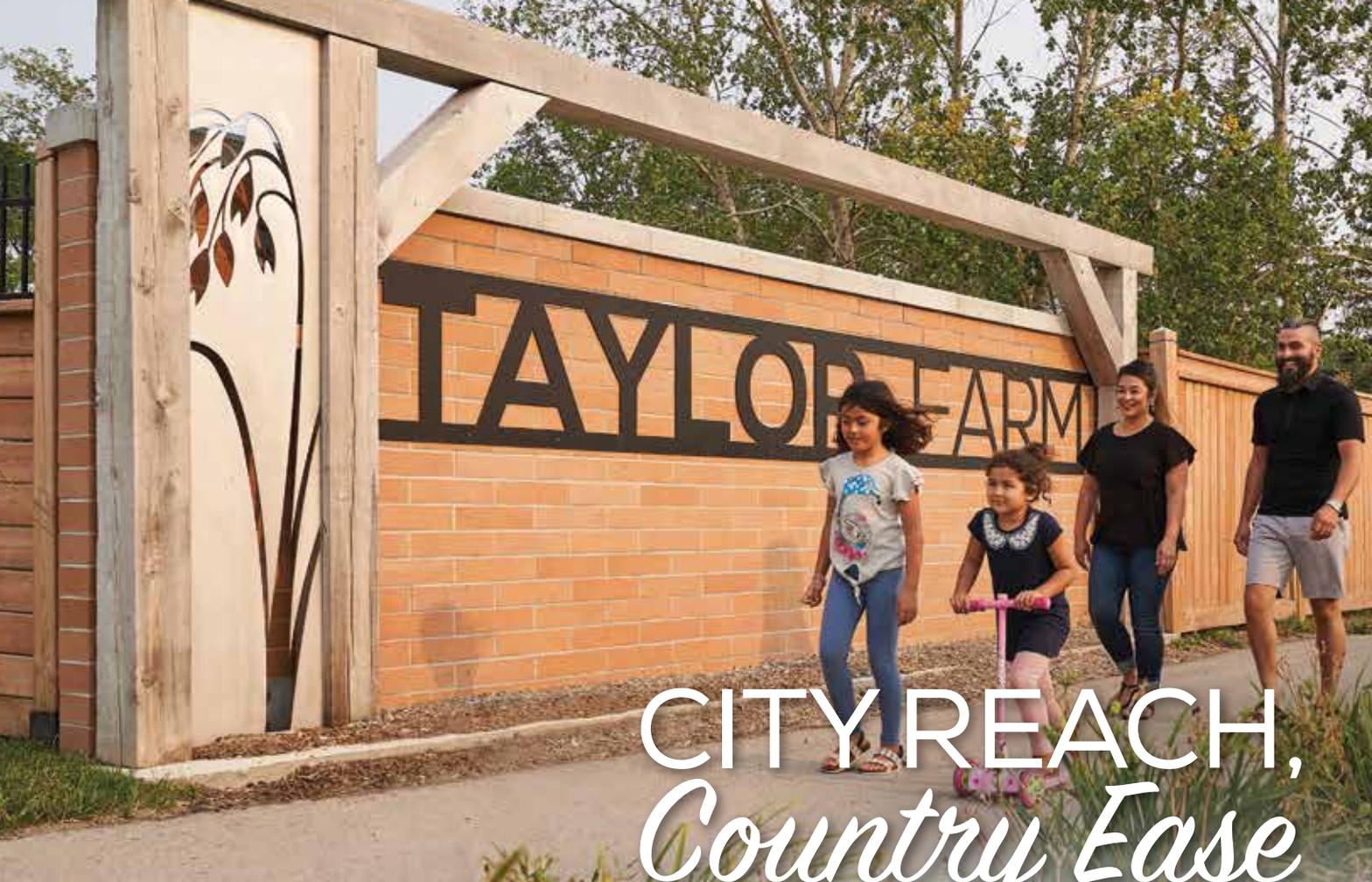
“The community is absolutely beautiful, with their expansive lots, including some with river access,” she says. “And only minutes from the city — restaurants, garden centres and stores, it really has the perfect mix of country living and city convenience.”

POH



82 FETTERLY WAY INTERIOR CONCEPT





# CITY REACH, *Country Ease*

With its unique and wide-ranging landscapes, Taylor Farm offers a truly progressive approach to country living.

Take a tour and discover for yourself the unparalleled opportunities to design a distinctive custom home that takes full advantage of the community's natural features and nearby urban amenities.

## RIVER FRONT LOTS AVAILABLE

With the availability of exclusive, large river lots, you can truly experience *upstream living*.

Taylor Farm homeowners can enjoy living alongside a mature forest grove, with plenty of walking trails and spectacular views of the Assiniboine River.



Assiniboine River view



Enter from Hwy. 334 between Hwy. 1 and Roblin Blvd.



Show homes open year-round. See website for details.

# CUSTOM ORDER

— Cont'd from page 6

"We don't know what's going to happen having the Parade a month later, but the association and the builders who are participating in the Parade have gone through the pandemic," says Jaquet, who serves on the Manitoba Home Builders' Association (MHBA) board of directors, and is chair of the Parade of Homes committee.



AVANTI CUSTOM HOMES — 14 Stone Hearth Lane — Oak Bluff West



**WE KNOW WHAT WE NEED TO DO TO MAKE IT SAFE AND STILL HAVE EVERYTHING OPENED UP.**

"We know what we need to do to make it safe and still have everything opened up."

MHBA president and CEO Lanny McInnes says the success of recent Parades demonstrates the public's trust in member builders. And he says there's a silver lining of sorts. Since the number of people allowed in a show home at one time is limited, builders have made adjustments, some of which work so well, they may become permanent Parade fixtures. For example, some show homes have staging areas with brochures and displays set up in garages to give guests a

preview of what's inside. Or there might be two sales representatives on the site, so visitors can ask questions before or after touring a home.

More than 30 builders are participating in the Parade and each one is unique. Jaquet says there's signage at Randall and Avanti show homes to explain procedures — some of which will continue after the pandemic ends.

Show homes are thoroughly cleaned and disinfected each week, and after clients take possession of a new Randall or Avanti home and complete their orientation, the house is sanitized from top to bottom.

Cont'd on page 20

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# CUSTOM ORDER

— Cont'd from page 18

"We lock the door and it's starting from ground zero for the customer. The cleanliness and sanitizing have been brought up to a different level, so now it's becoming the norm in our show homes. It's all these little things that have a cost related to them, however we see the benefit to our customers of it and we think it's important to still do."

Randall Homes' headquarters gets the same treatment so clients feel comfortable when they come by.

Business has been steady, as demand for single-family homes has grown during the pandemic. Builders across the board have contended with pandemic-related material shortages, supply-chain holdups and safety issues that all add time to construction schedules. But they still aim to please with brand-new designs that cater to homeowners' evolving needs.

"We want to give the consumer something to look at that's different, but still all the trends that they want," Jaquet says.

"We're finding that people want certain things in their new homes. A lot of them are looking for that main-floor bedroom, just in case they have people coming and staying with them for extended periods of time."

Cont'd on page 24



**WE WANT TO GIVE THE CONSUMER  
SOMETHING TO LOOK AT THAT'S DIFFERENT.**

STERLING HOMES — 3 Creemans Crescent — RidgeWood West





# Naturally Appealing Planned communities deliver diversity indoors and outdoors

By Wendy King

If you're seeking a prime location to put down roots in Winnipeg, let Ladco "pointe" you in the right direction. After more than a century of service, the company continues to set the standard for quality developments, including the master-planned communities of Prairie Pointe and Highland Pointe.

Ladco Development coordinator Sean Gallagher says Prairie Pointe is rolling along in south Winnipeg, with 11 new show homes, nine on Ken Oblik Drive and two on Ken Wong Bay.

Directly opposite South Pointe off Kenaston Boulevard, Prairie Pointe offers a diverse range of housing styles and natural amenities. Currently, 120 new single-family lots are available in Stage 5, and Ladco expects to add about 80 duplex lots adjacent to Stage 5 next year.

The well-established 630-acre community has a fully developed five-acre park complete with an open field, play structure for all ages, picnic shelter and fire pit, with natural landscaping near the entryways.

"We have this rolling tallgrass prairie that we've built. It just finished naturalizing this year," Gallagher says. "We are also currently extending our

path network by adding on 3/4 of a kilometre. The path is three metres wide, which is the city standard for active and passive transportation."

Once the path is completed, residents will be able to walk from neighbouring developments to Skyline Drive and Waverley Street.

“COME DOWN TO THE PARADE OF HOMES IN OCTOBER AND SEE THE NEW SHOW HOMES. I DARE YOU TO FIND ONE YOU DON'T LIKE.”

A wetland-inspired land drainage system with interconnecting ponds adds greater natural appeal. Networks throughout Prairie Pointe and South Pointe join up with Beaujolais Coulee, a natural drainage channel and fish habitat that flows into the Red River and feeds into Lake Winnipeg. Native plants help to scrub the water before it enters the lake system and the ponds themselves can provide flood mitigation if needed.

Ladco is also putting its thoughtful design process to work across town

at Highland Pointe, located in north Winnipeg, with access off McPhillips Street south of the Perimeter.

"Stage 1 of Highland Pointe is nearly completed and will include a range of different lots to suit all types of home buyers," says Gallagher.

It's close to a major shopping area, Seven Oaks General Hospital and a growing number of services, and the community's first park will take shape in 2022, complete with a stretch of pathway along a large, naturalized pond.

"Plans include a playground and a picnic shelter, as well as ample seating at picnic tables and benches, and there will be wheelchair accessibility."

Show homes will open in Highland Pointe next summer. In Prairie Pointe, Winnipeg's top builders are ready to welcome visitors now. New show homes feature designs that blend traditional and contemporary styles with the best in modern materials, combining high efficiency and esthetic appeal.

"Come down to the Parade of Homes in October and see the new show homes. I dare you to find one you don't like," Gallagher says.

"Stay tuned to [Ladco.mb.ca](http://Ladco.mb.ca) for updates on all our developments."



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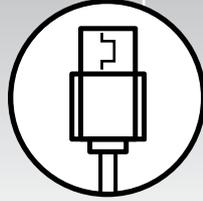
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STERLING HOMES — 3 Creemans Crescent — RidgeWood West

## CUSTOM ORDER

— *Cont'd from page 20*

Buyers also want a flex room that can be used as a home office, a lounge area or an extra bedroom. And beautiful spaces that are also functional never go out of style.

Jaquet notes that a unique Avanti show home at 14 Stone Hearth Lane in Oak Bluff West ticks all the boxes, and a few more, with a covered outdoor living space accessible off the private owner's suite and the over-sized dining area.

"We really focused on all the elements that a family needs in a house that you don't typically see in a bungalow. Bigger mudroom, separate laundry room, a half bathroom on the main floor with a full bathroom for the kids' bedrooms."



During the Parade of Homes, there are more must-see show homes than you can shake a stick at, and hours are extended to accommodate more visitors. However, you can make an appointment to tour a show home outside of Parade hours, and remember, show homes are open year-round.

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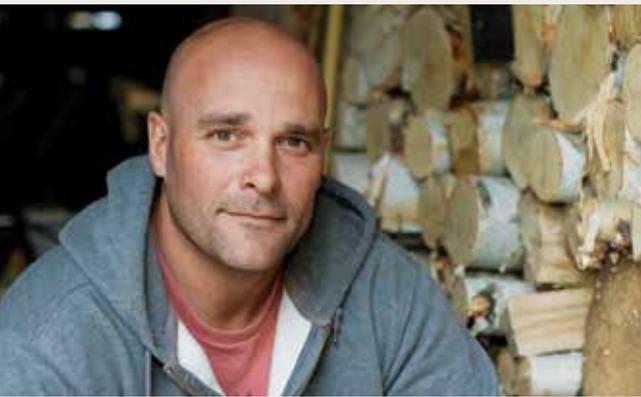


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# SHOW & SELL

## EXHIBITORS ARE SET FOR RBC CONVENTION CENTRE COMEBACK

Keep your fingers crossed for a couple of happy returns in 2022. Plans are underway to bring the Winnipeg Renovation Show and the Winnipeg Home + Garden Show back to the RBC Convention Centre in 2022.

The Renovation Show is set for Jan. 14-16 and the Home + Garden Show is April 7-10.

Along with exhibitor showcases of

everything homeowners need to spruce up their kitchens, bathrooms, basements and backyards, the shows typically include celebrity appearances from HGTV Canada stars such as Bryan Baeumler (Leave It to Bryan, Island of Bryan), product demonstrations and professional design advice.

Over the past couple of years, homeowners have invested a lot of time and money in creature comforts to help them get the most out of staycations.

Looking ahead to 2022, experts say now is the time to plan for that new deck, fence or pool.

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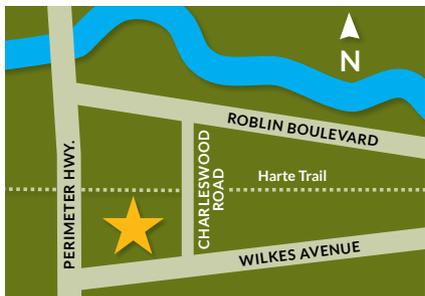
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# GENSTAR UNVEILS NEW SHOW HOMES IN TRANSCONA'S FRESHEST, MOST WELCOMING COMMUNITY, SUMMERLEA

For over 70 years across North America, Winnipeg-based developer Genstar has built a reputation for creating communities with innovative amenities, lasting value, and outstanding community pride. More recently, the company unveiled plans for its newest community, Summerlea, located right back where it all began for Genstar in 1950: Transcona.

AND NOW, IMAGINING WHAT IT WOULD BE LIKE TO LIVE IN SUMMERLEA IS EASY. JUST IN TIME FOR THE FALL PARADE OF HOMES, SUMMERLEA BUILDERS HAVE FIVE BEAUTIFUL SHOW HOMES READY TO BE TOURED IN THIS NEW AND VIBRANT COMMUNITY.

Inspired by the layout of Winnipeg's historic neighbourhoods, Summerlea was designed with a traditional grid street system and central greenspace. This was intentionally done to foster the development of a close-knit community that celebrates diversity. Genstar's vision for Summerlea is to

create a community that emphasizes connecting with friendly neighbours, while providing an affordable and appealing environment for people of all ages and life stages. This people-first focus can be seen in neighbourhood features like the extensive pedestrian network, which links to the central greenspace to make it easy for residents to meet, keep active, and connect to the natural environment.

The architectural character of the neighbourhood draws from the theme of early prairie settlements, with homes that blend the traditional forms and features of the classic Farmhouse style with progressive materials and contemporary details. This serves to create a one-of-a-kind aesthetic that is perfectly suited to a modern, yet relaxed lifestyle. Additionally, Summerlea offers a wide range of home sizes, styles and custom options within this general framework. The diversity of home types is designed to appeal to a wide range of homeowners — which makes Summerlea the perfect choice for first-time home buyers, families, and people looking to settle into their forever-community, all for an affordable price.

The overall goal for Summerlea is to redefine the modern conventions of community and livability. Nearly 20 acres of land within the neighbourhood will be set aside for greenspaces, including naturalized ponds. In addition to the walkways that connect to the central greenspace, there will be other paved pathways for walking or biking that facilitate easy access to surrounding parks and trails. Summerlea residents will also enjoy the close proximity to a neighbourhood commercial site, and a larger commercial development at Transcona Square. And for Summerlea families, there's plenty of local education and child-care options as well.

A sense of belonging is fundamental to our sense of happiness and well-being — and that's exactly what Summerlea offers. A place where cars, unknown neighbours, and fences are replaced with "hellos" and a connected, diverse, and lively community of people. This new neighbourhood provides home buyers the opportunity to live the life they've longed for, a community where the look and feel of each street is as diverse as the people who live there.

POH



NEARLY 20 ACRES OF LAND WITHIN THE NEIGHBOURHOOD WILL BE SET ASIDE FOR GREENSPACES, INCLUDING NATURALIZED PONDS. IN ADDITION TO THE WALKWAYS THAT CONNECT TO THE CENTRAL GREENSPACE, THERE WILL BE OTHER PAVED PATHWAYS FOR WALKING OR BIKING THAT FACILITATES EASY ACCESS TO SURROUNDING PARKS AND TRAILS.

# BEST IN THE WEST

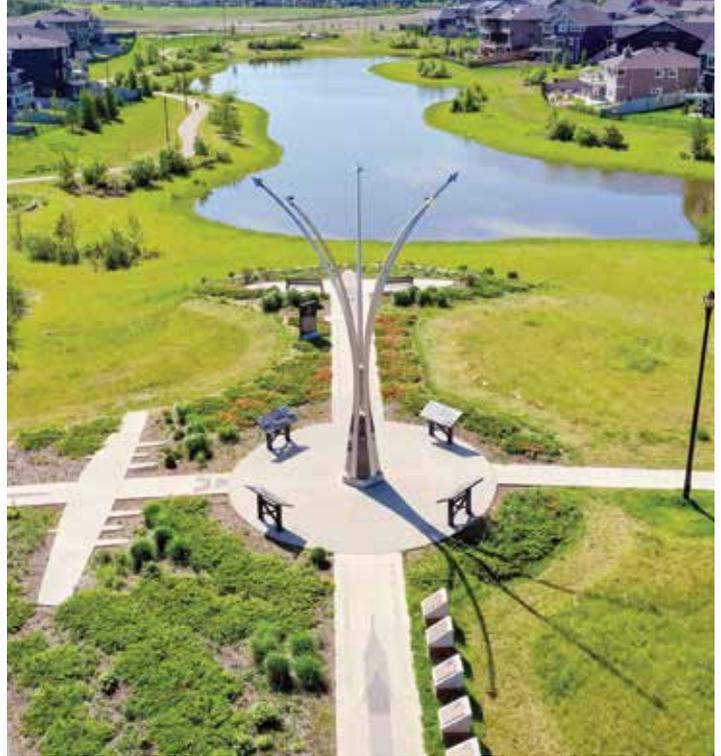
## Awards honour builders and developer

>> **TWO MANITOBA BUILDERS** were among the recipients of the Canadian Home Builders' Association's 2021 National Awards for Housing Excellence.

Winners in 53 categories were chosen from more than 700 entries.

Maric Homes won for Best Detached Custom Home under 2,000 square feet, for its Urban Contemporary home in River Heights. Maric is a second-time winner. The company won a CHBA national award in 2013, becoming the first builder in Manitoba to do so.

Winkler's Grandeur Housing won the Modular Innovation Award for its net-zero Humble Perfection house.



When the 2021 awards were announced in May, another notable winner was Canada Lands Company, which is collaborating with Treaty 1 Development Corp. on redeveloping the former Kapyong Barracks — now named Naawi-Oodena — in Winnipeg. A federal Crown corporation, Canada Lands received the Best New Community Award for its Village at Griesbach, built on a former Canadian Forces Base in Edmonton.

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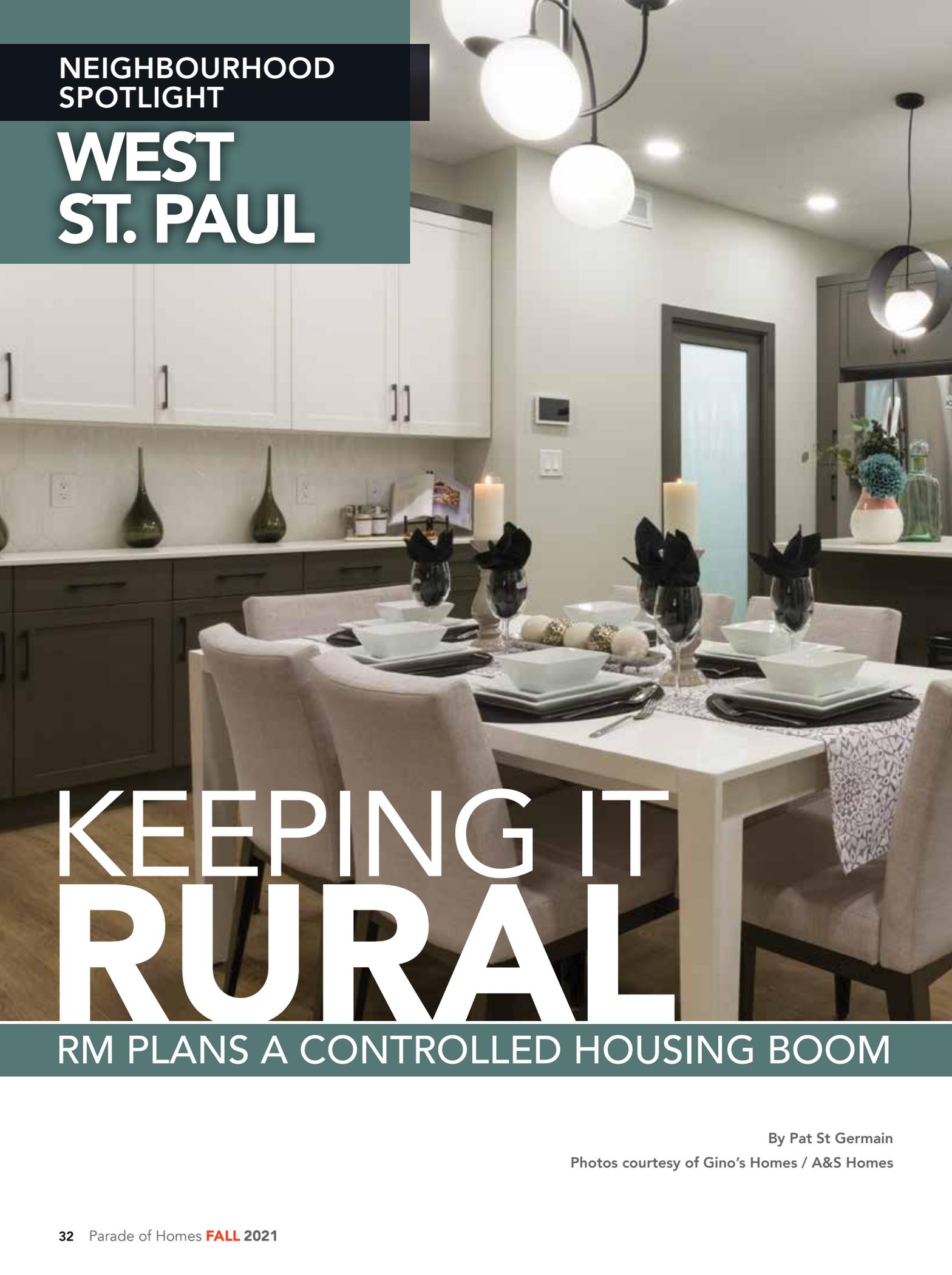
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NEIGHBOURHOOD  
SPOTLIGHT

# WEST ST. PAUL



# KEEPING IT RURAL

RM PLANS A CONTROLLED HOUSING BOOM

By Pat St Germain

Photos courtesy of Gino's Homes / A&S Homes



THE NEW NEIGHBOURHOOD OF PARKVIEW POINTE  
IS SHOW-HOME CENTRAL, AND NEARBY RIVER  
SPRINGS GROVE ISN'T TOO FAR BEHIND.

A&S HOMES — 147 Middlechurch Gate — West St. Paul — Parkview Pointe

>> **MUNICIPAL CAO** Brent Olynyk used to call West St. Paul the hidden gem of the Capital region. Well, it's not hidden anymore.

The community of 6,600 straddling Winnipeg's north Perimeter is booming with residential and commercial development. During the Fall Parade of Homes, the new neighbourhood of Parkview Pointe is show-home central, and nearby River Springs Grove isn't too far behind.

*Cont'd on page 34*

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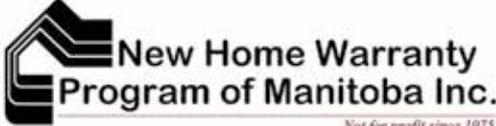
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GINO'S HOMES — 151 Middlechurch Gate — West St. Paul — Parkview Pointe

## KEEPING IT RURAL

— *Cont'd from page 33*

"I believe that we will be the fastest-growing community in the province by the next census," Olynyk says, adding the number of building permits issued in 2021 is quadruple the number issued at this time last year.

It may look like an overnight sensation, but conceptual plans for West St. Paul's growth have been in place for many decades, and concrete preparation to facilitate it has been underway for at least 10 years.

Future development isn't being left to chance, either. The RM's extensive strategic plan calls for controlled growth, with a designated town centre and commercial areas, along with diverse housing options that will eventually accommodate a population of about 12,000.

Mayor Cheryl Christian notes that West St. Paul has 11 parks and 17 kilometres of walking and biking trails now, and it will have 20 parks and more pathways within three to five years.

"Residents want to maintain that rural feel and be able to have those parks and greenspaces, so that's been a real priority for us," she says.



A \$100,000 play structure was unveiled this summer at Waterside Developments' Trails of West St. Paul, on the east side of Main Street, and developers have been asked to include play structures and localized parks in all new community plans.

**RESIDENTS WANT TO MAINTAIN THAT RURAL FEEL AND BE ABLE TO HAVE THOSE PARKS AND GREENSPACES, SO THAT'S BEEN A REAL PRIORITY FOR US.**

Literally on the City of Winnipeg's doorstep, West St. Paul is minutes from downtown, and it offers easy access to CentrePort, the airport and the shops and services of north Main Street and McPhillips Street.

*Cont'd on page 36*



*The MHBA extends our sincere thanks and gratitude to all who work hard everyday to keep us safe and ensure our industry continues working through the pandemic.*



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GINO'S HOMES — 151 Middlechurch Gate — West St. Paul — Parkview Pointe

# KEEPING IT RURAL

— Cont'd from page 35

Unofficial word is a big-box store will open a location within the RM in the near future. There's already a funky little general store area in the Yetman's sports shop, deli goods and a butcher at Frigs Natural Meats, an ice-cream shop and several other businesses.

Christian says there's a domino effect as residential growth sparks new commercial development, which means more jobs close to home and more infrastructure development. She notes that the province has directed more funding the RM's way, with upgrades to Highway 9, a new pedestrian bridge and traffic lights.

The RM is in the Seven Oaks School Division. It has an elementary school and Olynyk expects to see at least one new public school over the next few years. The Dasmesh School Kindergarten-Grade 10 English-Sikh faith-based school opened this September and Gateway Church King's School has plans to open a school in the future.

Olynyk says there are 10 outdoor skating rinks and excellent recreational programs, indoors at Sunova Centre and outdoors on soccer and baseball fields.

"The baseball diamonds I've been told are the best in the province," he says, adding the RM has an agreement with Tennis Canada and Tennis Manitoba to open eight outdoor courts and, eventually, an indoor tennis facility at no cost to the RM.



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A&S HOMES — 147 Middlechurch Gate — West St. Paul — Parkview Pointe

Multiple builders are participating in the Parade of Homes in West St. Paul. Show homes that are currently open include luxury bungalows and two-storey family homes, along with a handful of duplexes.

Christian says the variety of housing options makes it easier for families to grow up, and grow old, in the RM.

**THERE ARE 10 OUTDOOR SKATING RINKS AND EXCELLENT RECREATIONAL PROGRAMS, INDOORS AT SUNOVA CENTRE AND OUTDOORS ON SOCCER AND BASEBALL FIELDS.**

“We have that starter home or something to downsize to. If people want to live on a larger rural lot we have plenty of open space and larger acreages for people to choose from. If they’re wanting to be in a side-by-side bungalow that’s accessible ... there’s something in West St. Paul for everyone,” she says.

“We pride ourselves on being a diverse, inclusive and welcoming community and I believe that’s what is attracting so many young families to West St. Paul. We have a very young population compared to some of our neighbouring municipalities. People see this as a rural community, but close to all the amenities of Winnipeg as well.”

POH

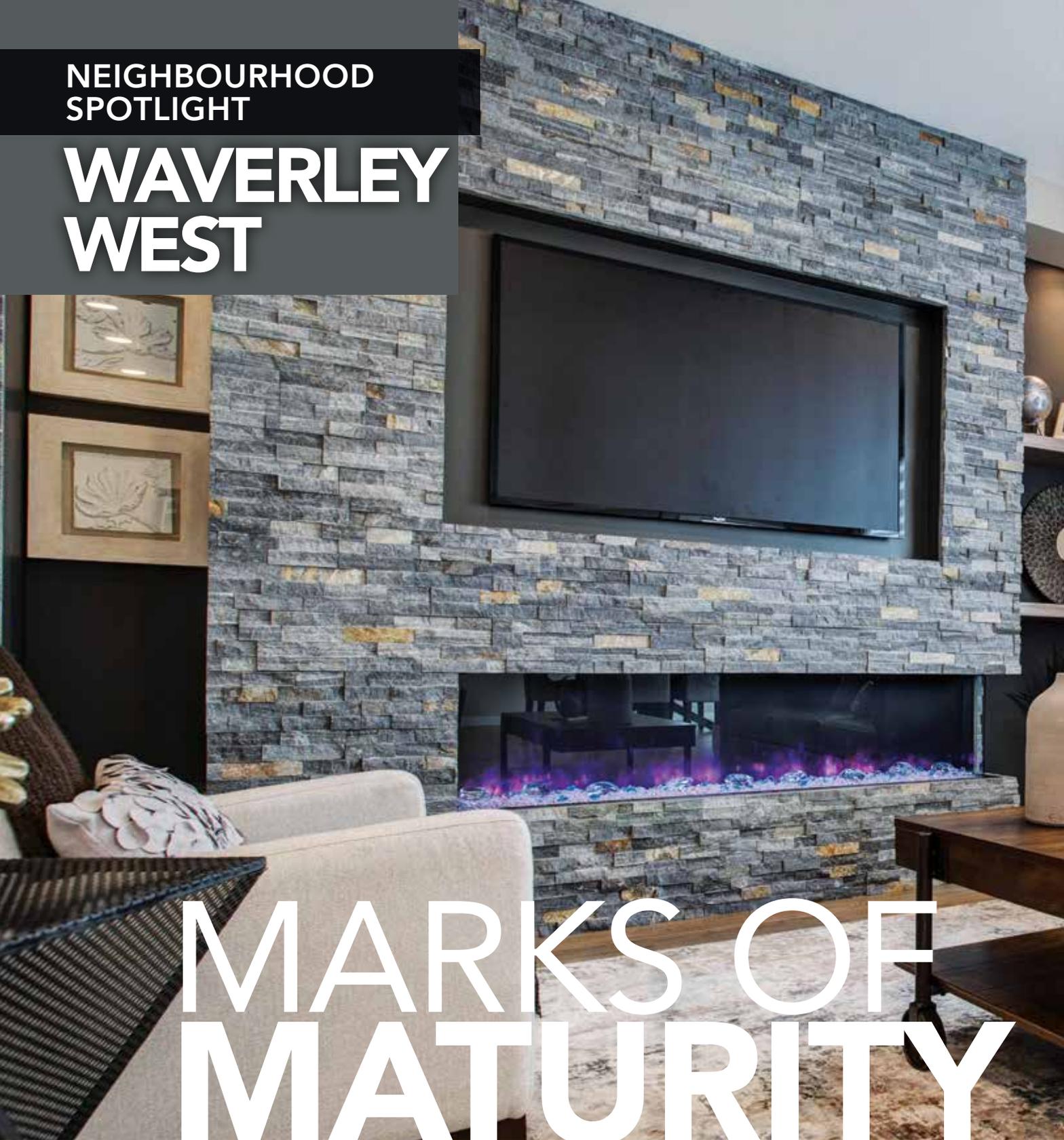
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NEIGHBOURHOOD  
SPOTLIGHT

# WAVERLEY WEST



# MARKS OF MATURITY

SOUTHWEST WINNIPEG  
IS LIVING UP TO EXPECTATIONS

By Pat St. Germain

Photos courtesy of Bridgwater Neighbourhoods / Randall Homes



WE HAVE EVERYTHING AND  
THAT'S WHAT'S SO GREAT.

RANDALL HOMES — 249 Ken Oblik Drive — Prairie Pointe

>> **IN 2007**, Manitoba Housing set out to create a mixed-use development that would provide a diverse selection of housing options in south Winnipeg's Waverley West.

Mission accomplished.

"We have everything and that's what's so great," says Jaime Patrick, former director of land development for Manitoba Housing.

*Cont'd on page 40*



## MARKS OF MATURITY

— Cont'd from page 39

“Condominiums and townhomes, rental apartments, entry-level homes with the garage in the back lane, mid-range and executive homes. There’s such a wide range of housing options, which gives people flexibility. They can move through different housing stages without having to leave the neighbourhood.”

Visible homes have been popular among young families with strollers, as well as with seniors who use walkers. And of course they’re great for people of all ages with mobility challenges — residents and visitors alike, since they’re built with a no-step entry, wider hallways and doorways and a main-floor washroom.

Named for Arthur Bridgwater, who was Fort Garry’s chief of police from 1945 to 1974, the four stages of development started with Bridgwater Forest, east of Kenaston Boulevard. Bridgwater Lakes, west of Kenaston, followed in 2010 and Bridgwater Trails is nearing completion. Interconnected, the neighbourhoods are dotted with a series of lakes, some 30 kilometres of trails and some serious greenspace.

Cont'd on page 42

## Parade of Homes Hours:

### Winnipeg and Surrounding Areas:

**Saturday and Sunday: 1:00 p.m. to 5:00 p.m.**  
**Monday to Thursday: 5:00 p.m. to 8:00 p.m.**

### Brandon only:

**Tuesday and Thursday: 5:00 p.m. to 8:00 p.m.**  
**Saturday and Sunday: 1:00 p.m. to 5:00 p.m.**

*\*All show homes are available for private viewing outside of parade hours.*

**Parade hours are subject to change. Please visit [www.homebuilders.mb.ca](http://www.homebuilders.mb.ca) for more information.**



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## MARKS OF MATURITY — *Cont'd from page 40*

The Town Centre has come along nicely, as well. In 2015, the Red River Co-op gas bar was the only business, anchoring the north end of the site. Today, the Town Centre has an attractive, pedestrian-friendly Centre Street with multiple banks, coffee shops and adjacent shopping plazas where you can enjoy dinner on the Leopold's Tavern patio, pick up a pizza or get a haircut. Residents can load up on groceries at Save-On Foods and work off dinner at the

south side's anchor business, a massive Altea Active centre.

The Bridgwater neighbourhoods are convenient to the University of Manitoba, and will soon have a new Kindergarten-Grade 8 school and a high school nearby off Bison Drive. They're also just minutes away from big-box stores and shopping malls off Kenaston Boulevard, and Patrick says that once it's fully developed, the Town Centre will be a destination in its own right.

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While Bridgwater Trails is nearing completion, there are still must-see show homes to explore during the Fall Parade of Homes. Typically, visitors don't want to miss Huntington Homes' entries, and the company has a four-bedroom stunner on Willow Creek Road that will not disappoint. You'll want to check out Foxridge Homes' charming two-storey on Windflower Road while you're in the neighbourhood, too.

*Cont'd on page 44*

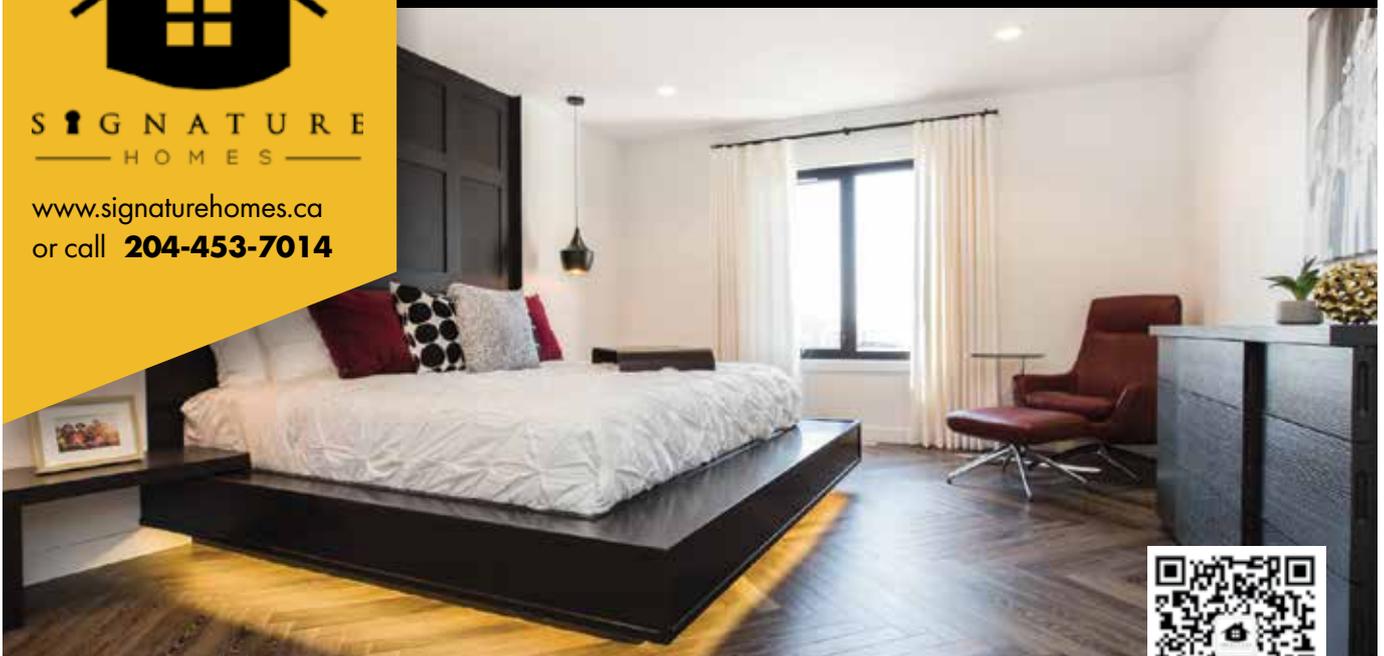
**WHILE BRIDGWATER TRAILS IS NEARING COMPLETION, THERE ARE STILL MUST-SEE SHOW HOMES TO EXPLORE DURING THE FALL PARADE OF HOMES.**



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RANDALL HOMES — 249 Ken Oblik Drive — Prairie Pointe

## MARKS OF MATURITY

— Cont'd from page 43

Just south of Bridgwater, towards the Perimeter, Prairie Pointe is well into Stage 5 of development on its 640-acre site off Kenaston Boulevard, with parks, waterways and pathways and a planned commercial zone.

**CLOSE TO A DOZEN SHOW HOMES ARE ON DISPLAY IN PRAIRIE POINTE DURING THE FALL PARADE OF HOMES.**

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Close to a dozen show homes are on display in Prairie Pointe during the Fall Parade of Homes, including a spacious two-storey Randall Homes show home on Ken Oblik Drive. It boasts a luxe private owner's suite, a lifestyle room that could be used as a home office and a sunken foyer. There are several neighbouring show homes, including a Ventura Custom Homes model with five bedrooms, a loft and a main-floor office. Broadview Homes' Parade entry is notable for its spice kitchen and its flexibility — it can accommodate up to six bedrooms. And according to Hilton Homes, its house on Ken Oblik Drive is so large, it has "more volume than an '80s hair band." Hilton also has a slightly less precocious model in the neighbourhood, a duplex on Ken Wong Bay.

**POH**



**RANDALL HOMES** — 249 Ken Oblik Drive — Prairie Pointe



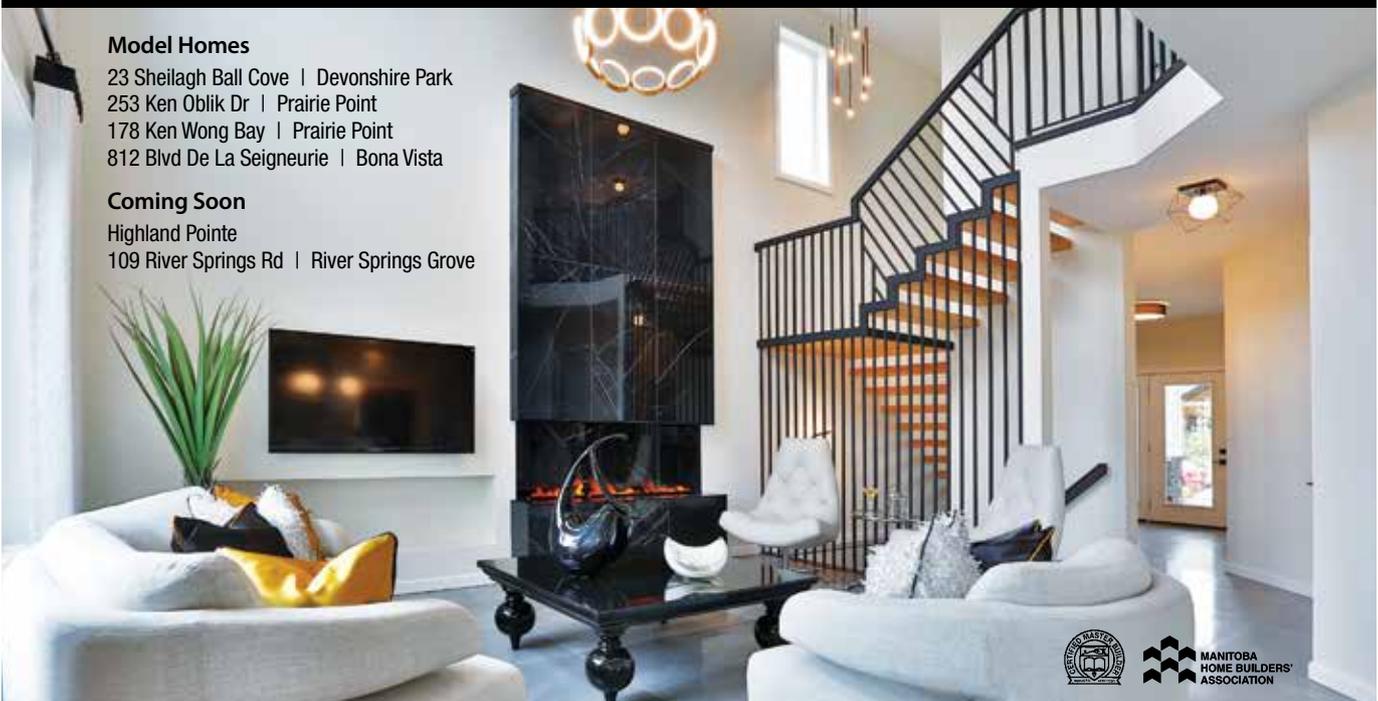
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# THE NEW ModSQUAD

## Eco-friendly house wins national award

By Jim Timlick

Photos courtesy of Grandeur Housing

>> **GRANDEUR HOUSING** is hardly a newcomer when it comes to home construction. The Winkler-based company has built thousands of modular homes since it was founded in 1976 — including the province's first net-zero modular home.

The house — dubbed the Humble Perfection model — was the winner in the Modular Innovation category at the Canadian Home Builders' Association's 2021 National Awards for Housing Excellence.



**I'M VERY PROUD OF THAT HOME.  
GRANDEUR DID A BEAUTIFUL  
JOB OF BUILDING THE HOUSE.**

Cory Warms, Grandeur's quality-control manager, says winning the award is a huge achievement, and an acknowledgement of the quality craftsmanship the company provides.

"It's been likened to getting the Academy Award for a home builder. It's a big deal," Warms says. "There was a lot of work and effort that went into getting a net-zero design made and then getting it built in a factory and still passing all those stringent tests that a net-zero home has to have."

Thanks to its energy-efficient design and the solar panels on its roof, the house is able to produce as much energy as it consumes, meeting the definition of net zero.

Warms has an added reason to feel pleased. He and his family live in the home, which is located in Winkler.

"I'm very proud of that home. Grandeur did a beautiful job of building the house. We plan on sticking around for a while," he says, laughing.

While the award has been good for business, so too has the current hot housing market. An increasing number of potential home buyers are looking at modular homes as an attractive alternative to more traditionally built models.

*Cont'd on page 48*



## THE NEW MOD SQUAD

— Cont'd from page 47

Grandeur's modular homes are manufactured in a 200,000-square-foot facility. Warms says the factory-built units have a number of advantages over site-built homes. For one thing, materials aren't exposed to the elements during construction.

"We don't ever have to worry about the weather outside and whether it's raining or snowing. They're always in a dry location. We never have an issue of working with wet lumber," he says.

Otherwise, there is very little difference between how modular homes and on-site dwellings are built. Both have to be built to the same codes, but Grandeur's homes must be slightly sturdier to withstand any forces they may encounter during transportation.



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"We have quality-control inspectors that go into every house every day to check on homes to make sure they are getting built to standard and are meeting code," Warm's says.

Prices are fairly comparable to those of site-built models in most cases, since all builders have to pay the same lumber costs. However, in markets where there is a labour shortage and labour rates are higher, a modular home can cost significantly less.

Another factor that makes modular homes attractive is the speedy construction period. The home itself can be built in as little as 30-40 days, depending on its size and style. Once it's

installed on top of a concrete foundation or piles, it can be move-in ready within a week or two. Compare that to a site-built home that can take six months or more to complete.

"I think it's more the convenience of being able to come in, order the house and get it built relatively quickly that appeals to a lot of people," Warm's says.

Modular homes can be just as durable as site-built houses as well, Warm's says. Many of the first homes Grandeur built in the 1970s are still occupied by families to this day.

Cont'd on page 50

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# THE NEW MOD SQUAD

— Cont'd from page 49

Grandeur homes range in size from small, single units to houses as large as 2,300 square feet. Customers can choose from a range of styles and configurations and there's a long list of customizable options, including vinyl drywall, vinyl plank flooring, custom showers, designer kitchen backsplashes, granite or quartz countertops, and a wide variety of kitchen cabinetry.

**MODERN HOMEOWNERS ALSO APPRECIATE THE FACT THAT MODULAR HOMES PRODUCE A SIGNIFICANTLY SMALLER CARBON FOOTPRINT THAN SITE-BUILT HOMES.**

"Pretty much any option you can get in a site-built home, we can offer it as well," Warms says.

Modern homeowners also appreciate the fact that modular homes produce a significantly smaller carbon footprint than site-built homes.

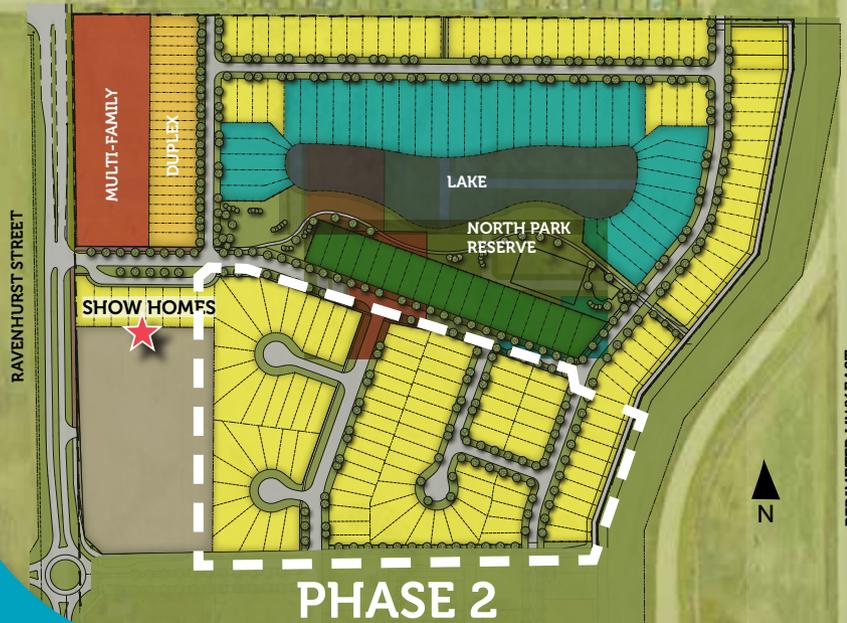
"When we optimize our lumber, we're not just optimizing for one home. In our one line right now, we have 17 units that are under construction. When we're cutting wood, we can look and see where can we use the remaining wood," he says. "We eliminate a lot of waste that way."

**POH**





PANDORA AVE EAST



# CANTERBURY CROSSING

Comprised of 77 acres, *Canterbury Crossing* is designed to emphasize quality living choices, active lifestyles and scenic beauty at the edge of the city.

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## PHASE 2 HOMES SELLING NOW



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1,783 ft<sup>2</sup>  
2 Storey  
3 Bedroom  
2.5 Bath



**THE AVALON**  
[broadviewhomeswpg.com](http://broadviewhomeswpg.com)

1,817 ft<sup>2</sup>  
2 Storey  
3 Bedroom  
2.5 Bath



**THE WESTBROOK**  
[www.kensingtonhomes.com](http://www.kensingtonhomes.com)

2,223 ft<sup>2</sup>  
2 Storey  
3 Bedrooms  
2.5 Baths



**THE CARTER**  
[www.randallhomes.net](http://www.randallhomes.net)

1,904 ft<sup>2</sup>  
2 Storey  
3 Bedrooms + Loft  
2.5 baths



HABITAT FOR HUMANITY



# BUILDING *Stronger* COMMUNITIES

**Habitat changes lives, one family at a time**

By Pat St. Germain — Photos courtesy of Habitat for Humanity



**NEIGHBOURHOODS  
GROW STRONGER  
WHEN RESIDENTS  
HAVE PRIDE OF  
OWNERSHIP.**

**>> HABITAT FOR HUMANITY** has been enriching lives in Manitoba for more than 30 years, building affordable homes that give working families an opportunity to flourish.

“It’s a hand up, not a handout,” is an oft-used phrase to explain how Habitat families pay fair market prices for their homes, investing 500 hours in sweat equity and putting 25% of their annual income toward mortgages and taxes.

There’s no catch-phrase to adequately describe what a difference a stable home base makes. Children do better in school, parents who aren’t stressed about paying rent — or moving from one dilapidated home to another — can focus on education, careers, family and community. And neighbourhoods grow stronger when residents have pride of ownership.

*Cont’d on page 54*

# BUILDING STRONGER COMMUNITIES

— Cont'd from page 53

Habitat Manitoba CEO Sandy Hopkins says the organization gets a lot of support from Manitoba Home Builders' Association (MHBA) members, and the province's largest builder, Qualico, "leads the parade."

Qualico has been involved with Habitat Manitoba for 28 years, as a major contributor on multiple fronts.

"As a company that has a purpose to help build better cities, the Habitat for Humanity program is the perfect fit for Qualico to donate funds, building materials, professional expertise and time of our employees. This is why our partnership with Habitat grows year over year," says Colleen Holloway, director of communications and corporate responsibility.

The company has contributed more than \$100,000 and countless hours to Women Build, which gives women experience in construction in a fun, safe environment. And it spearheaded the Women Build – Build a Future campaign, which raises money specifically to build homes for single mothers.



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**QUALICO HAS BEEN INVOLVED WITH HABITAT MANITOBA FOR 28 YEARS, AS A MAJOR CONTRIBUTOR ON MULTIPLE FRONTS.**

Hopkins says Habitat Manitoba's biggest single fundraiser is Ride Around the Lake, an annual multi-day cycling event that has raised more than \$2.5 million since it was launched by a couple of Qualico executives in 2007.

When Habitat started its first net-zero project in 2018, building a four-plex on Logan Avenue that is capable of producing as much energy as it uses, Qualico provided staff to advise and assist with the design and logistics, and it kicked in funds to boot.

*Cont'd on page 56*

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**233 KEN OBLIK**

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## BUILDING STRONGER COMMUNITIES

— Cont'd from page 55

"When we were improving our safety program many years ago, I talked to the safety people at Qualico. There's that kind of unseen support," Hopkins says.

"The people there are all really nice people, and I guess that's why they're a wonderful corporation — they're people with great values."

Since its first build in 1988, Habitat Manitoba has built close to 450 homes, nearly half in the past 10 years. Manitoba Housing has invested in Habitat homes since 2008, and Hopkins says support comes from many sources.

For example, Dufresne supplies an energy-efficient washer and dryer for every home Habitat builds in Manitoba. Through Habitat International, the Whirlpool group of companies supplies fridges and stoves for all Habitat houses in North America. And floForm supplies and installs all the countertops in Habitat homes in Manitoba, Saskatchewan and Alberta.

A pioneer in Leadership in Energy and Environmental Design (LEED), Habitat Manitoba has built some of the province's most energy-efficient homes since 2006.



Warren Koop, co-founder of Alair Homes, has been impressed with Habitat's progressive ideals since his late father, Vern Koop, worked on the first Jimmy Carter build in 1993. A carpenter by trade, Vern was on loan from Palliser at the time, but he continued volunteering until he retired — and then he went to work full-time for Habitat as director of construction.

Vern was diagnosed with cancer in 2010, but he didn't retire until after the Jimmy and Rosalynn Carter Work Project was held in Winnipeg in 2017. Warren suspects he was hanging in because he was determined to be involved in that build, and Hopkins agrees.

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**SINCE ITS FIRST BUILD  
IN 1988, HABITAT  
MANITOBA HAS BUILT  
CLOSE TO 450 HOMES.**

“That was an important motivator for him, absolutely, and he managed to do it.”

One way Koop’s company supports Habitat is through donating and shopping at Habitat ReStore locations. The first ReStore opened in Winnipeg 30 years ago, and there are now at least 90 stores in Canada and 850 in the U.S.

“We invented it, and it’s a huge thing. It’s been the largest single source of cash for Habitat for Humanity globally for many years — invented right here in Winnipeg.”

Next up, Hopkins is excited about plans for a condo development on Pandora Avenue West. It could be completed by late 2024, providing affordable homes for 55 more Habitat families.

**POH**

# Grande Pointe MEADOWS

★ 4 BRAND NEW SHOW HOMES  
★ PHASE 4 NOW SELLING!

PHASE 4  
NOW SELLING!

**COMING TO MARKET SOON:  
NEW DETACHED CONDO UNITS**

NOW SELLING

*The Villas*  
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- ✔ Adult-Oriented Community
- ✔ Bare-land Strata Development
- ✔ Walking Pathways, Greenspace, Bocce Ball and Pickle Ball Court

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Located just outside of the Perimeter Highway in the RM of Richot, Grande Pointe Meadows is designed to embrace rural living within a neighbourhood setting. With over-sized lots, meandering walking paths and pristine lake features to enjoy, Grande Pointe Meadows is the definition of Country Inspired Living.

[WWW.GRANDEPOINTEMEADOWS.COM](http://WWW.GRANDEPOINTEMEADOWS.COM)



# Hot PROPERTIES

**There's no place like a townhome**

By Jennifer McFee

Photos courtesy of StreetSide Developments

>> **SCOTT DESJARDINS** snapped up one of StreetSide Developments' luxury townhome condominiums in RidgeWood West, and he's glad he did.

The Couture West condo development has since sold out, and potential buyers are eager to see its sister development take shape in Sage Creek. Flora Condominiums will consist of 24 townhomes in the family-friendly community.



**FLORA CONDOMINIUMS WILL  
CONSIST OF 24 TOWNHOMES IN  
THE FAMILY-FRIENDLY COMMUNITY.**

"Sage Creek has become a very desirable neighbourhood in southeast Winnipeg. Flora Condominiums offer an affordable option to own in the area," says Margaux Braund, marketing and social media co-ordinator for StreetSide Developments.

"We've seen a lot of excitement from buyers who can own a brand-new townhome in Sage Creek for under \$400,000."

Desjardins has been enjoying life at Couture West since he moved there in May.

"I like the layout because it's nice and open, and I find that the unit itself is well constructed. I never hear my neighbours, and it's comforting to know that I'm not going to bother them if I'm making noise," he says.

*Cont'd on page 60*



IT'S A GREAT PLACE TO LIVE  
AND IT FEELS LIKE HOME.

## HOT PROPERTIES — *Cont'd from page 59*

"The finishes are high-end and the large windows let in lots of natural light. Even on a rainy day that's dark and gloomy, it's actually really bright in here. It's a great place to live and it feels like home."

Flora Condominiums will have curb appeal to spare, and floor plans will be very similar to Couture West's, with minor changes to a few design components.

"Flora Condominiums feature interiors that showcase StreetSide's quality construction, with glistening quartz countertops, luxury vinyl plank flooring and a backyard," Braund says.

"Large windows in our suites let in lots of natural light, especially in the main bedroom."

There are two different floor plans to choose from: The Dahlia and The Cardinal. Both plans feature spacious three-bedroom, 2.5-bathroom designs from 1,152 to 1,296 square feet.

Each townhome has two private entrances on the main floor, plus a double-car garage located in the rear and, like all StreetSide condominiums, they are pet-friendly.

Owners can enjoy the freedom of a stand-alone home, but without the maintenance, since landscaping and snow removal come with the condo lifestyle.

"Flora is also a short walk away from all of the shops and services of Sage Creek's Village Centre, as well as walking trails, bike paths and natural grasslands," Braund says.

"Sage Creek has proven to be a trailblazing new community that encourages residents to increase their overall well-being, with the community adding new residents and breaking new ground each day."

The area incorporates the most current thinking on what makes a community truly liveable, she adds.

"This is a completely walkable community with an abundance of amenities, plus plenty of recreational parks, playgrounds and trails that propel residents to become more physically active while instilling a sense of being genuinely connected," Braund says.

StreetSide has four condominium entries on display during the Fall Parade of Homes, in Amber Trails, Bridgwater Centre, Charleswood and Transcona.

There are more developments on the horizon, as well. Vue Taché is a brand-new luxury concrete condominium being built in St. Boniface on Taché Avenue.

And Oak and Ash Estates, just south of Assiniboia Downs in The Oaks, will feature two- and three-bedroom bungalows with attached garage, designer finishes and optional sunroom.

POH

# SAGE CREEK LAUNCHES FINAL PHASE

By Jennifer McFee

Sage Creek offers something to suit every taste, with a variety of housing options and a bustling commercial area that continues to grow.

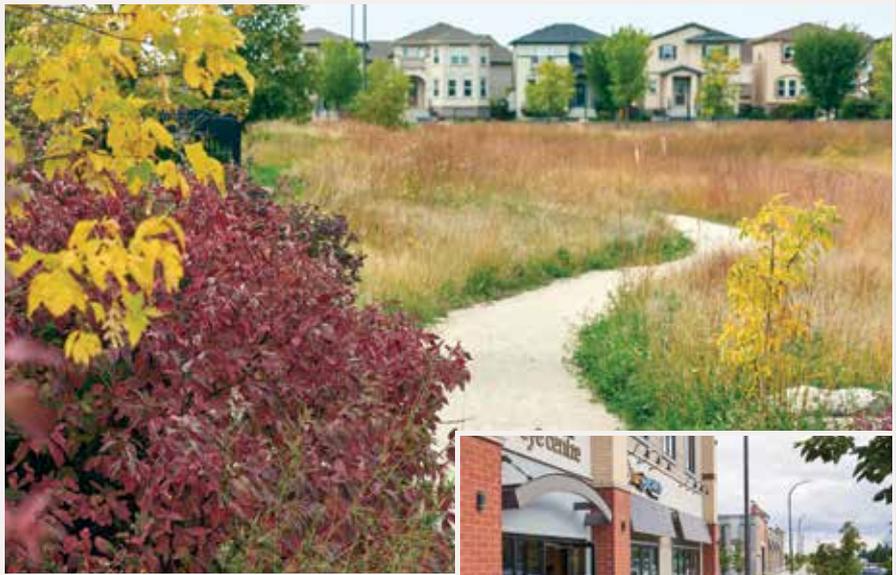
More businesses will soon be added to the commercial portion of the community, known as the Village Centre, which continues to expand. This lively hub is part of what makes Sage Creek such a unique area of the city, where residents can enjoy everything they need right within their own neighbourhood.

Already, the commercial zone includes a gas station and grocery store, as well as an impressive selection of restaurants, services and retail shops.

Coming soon, La Salle Insurance will set up shop in Sage Creek to add another insurance option to the area. Other new businesses will include Empty Cup Collective coffee shop and Za Pizza Bistro.

A sweet addition coming soon is Charito Bakery and Pastry, which plans to open in December.

"The community of Sage Creek will have easy access to new world types of artisan breads with a unique taste," says Charito's general manager Raul Armando Sanchez Plasencia, a third-generation baker who moved to Winnipeg from Ecuador in 2018. "We will offer products that the people of Winnipeg only can find if they visit



our small towns in Ecuador. Moreover, we will offer an abundance of new products."

As the commercial hub for the community continues to fill up, anticipation also builds for the final residential phase of the community, Phase 10.

**SAGE CREEK IS A TRULY COMPLETE COMMUNITY THAT OFFERS SOMETHING FOR EVERYONE.**

"It's bittersweet to see us getting to the final phase, as developing Sage Creek has been an amazing journey," says Tara Reid, sales and development manager for Qualico Communities.

"Phase 10 is a large area so it will take a number of years to complete, but we are nearing the end of development."

Site work will begin this fall and winter for some of the underground services, and roadwork will finish up



next spring and summer. The first lots of Phase 10 are expected to be ready by summer 2022.

Adding to the excitement, the balance of Phase 9A is now serviced and a selection of new lots will be ready for release this fall.

"This exciting phase includes a variety of product types for both the custom and premium builders, including lake walkout lots, lots backing the naturalized Hydro Corridor, laned lots as well as Sage Creek's first duplex lots. This will be a very architecturally appealing area," she says.

"In addition, the final piece of Phase 9B in the southeast corner of the community has also been serviced and the premium builders are already selling on Snowy Owl Crescent."

Sage Creek is a truly complete community that offers something for everyone, Reid adds.

"From the diversity in housing styles to the amenities in the growing Village Centre to the parks, pathways and open spaces," she says. "Sage Creek is a great place to call home."

POH





Unexpectedly

AMAZING



**Sage Creek is a trailblazing community bursting with energy and life.**

**EVERYTHING YOU WANT IN A NEW HOME** Whether you are looking for a home, condo or a custom build, consistent quality is the hallmark here, evident in the contemporary designs, lasting materials, new technology and attention to detail.

**EVERYTHING YOU NEED NEARBY** A network of paths and trails throughout the community connects you to Sage Creek's Village Centre - offering a growing list of shopping, dining, fitness and professional services - all just minutes from home.

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**SAGE  
CREEK**

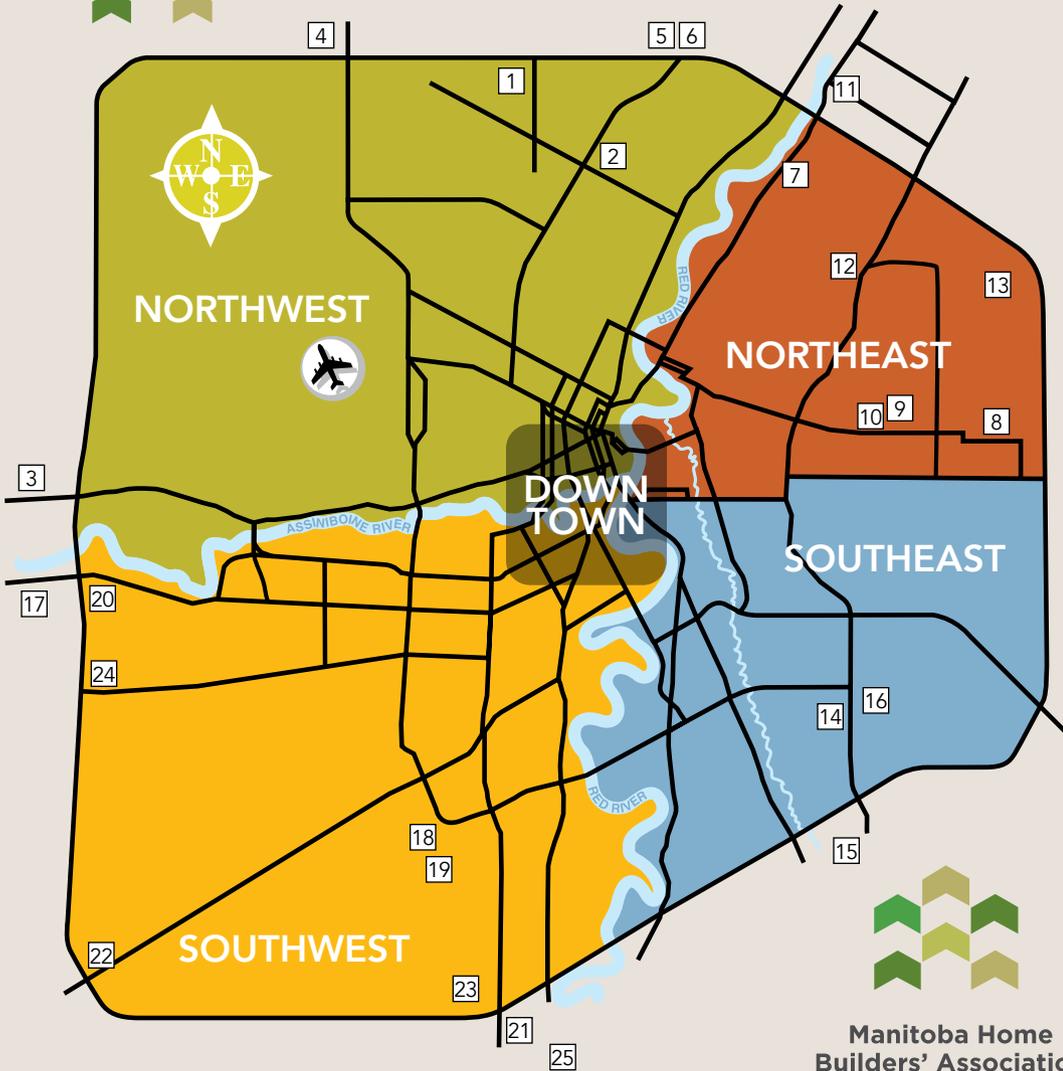
# FALL PARADE of HOMES

#PARADEOFHOMESMB

OCTOBER 16 – NOVEMBER 7



PRESENTED BY THE MANITOBA HOME BUILDERS' ASSOCIATION



Manitoba Home Builders' Association

## NORTHWEST

1. Amber Trails
2. Aurora at North Point
3. HEADINGLEY — Taylor Farm
4. STONEWALL — Quarry Ridge Park
5. WEST ST PAUL — Parkview Pointe
6. WEST ST PAUL — River Springs Grove

## NORTHEAST

7. 1914 The Residences
8. Canterbury Crossing
9. Devonshire Park
10. Devonshire Village
11. EAST ST PAUL — Gateway Point
12. Oakwood Estates — Bloom & Timber Condominiums
13. Summerlea

## SOUTHEAST

14. Bonavista
15. RITCHOT — Grande Pointe Meadows
16. Sage Creek

## SOUTHWEST

17. BRANDON — Bellafield
18. Bridgwater Centre
19. Bridgwater Trails
20. Charleswood
21. LA SALLE — Prairie View Lakes
22. Oak Bluff West
23. Prairie Pointe
24. RidgeWood West
25. ST. ADOLPHE — Tourond Creek

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Headingley — 20.5 km W

La Salle — 31 km S

Ritchot — 34 km S

Stonewall — 36.5 km N

St. Adolphe — 29.5 km S

West St. Paul — 20 km N

Distances are measured from city centre.

Printed base prices of show home models published in this magazine may increase by up to 10% during the Fall Parade of Homes (October 16 — November 7, 2021) and for the 30-day period following.

## 1914 The Residences



**Base Price** of Condo (incl. land & gst) **\$650,765.00**  
**Selling Price** of Condo (incl. land & gst) **\$650,765.00**

### 304-1914 Henderson Highway - IRWIN HOMES LTD.

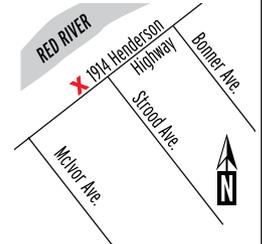
1914 The Residences, luxury waterfront condos situated along the banks of the Red River surrounded by matured trees. An impressive 5-storey, sound control designed, concrete building with a quintet of signature floor plans ranging between 1,234 and 2,408 sq. ft. of sleek and urban elegance.

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**204-977-2142**

Condo/Townhouse



## Amber Trails



**Base Price** of Condo (incl. land & gst) **\$357,148.00**  
**Selling Price** of Condo (incl. land & gst) **\$374,799.00**

### 201-388 Pipeline Road - STREETSIDE DEVELOPMENTS

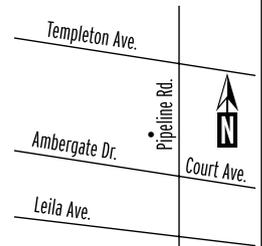
StreetSide Developments' quality workmanship shines through in this collection of 2- & 3-storey and bungalow-style townhomes. Welcome to Amber Grove, where you can experience a unique sense of style, comfort and maintenance-free living. The Aspen is a beautiful 3-bedroom, 2.5-bathroom 3-storey-style condominium offering private balcony and attached garage.

Featuring modern finishes, open-concept kitchen and dining space, and conveniently located to all amenities, Amber Grove is the perfect place to call home!

[www.ambergrove.ca](http://www.ambergrove.ca)

**204-989-9000**

Condo/Townhouse



## Aurora at North Point



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$475,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$549,000.00**

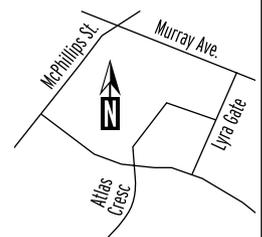
### 59 Atlas Crescent

- RZ DREAM HOMES

Welcome to this 2,289 sq. ft. home with contemporary open plan with 4 bedrooms, 3 baths and walk-out basement. The designer kitchen with 2-toned cabinets, servery area and quartz countertop, which extends into the great room with 19' ceiling and built-in entertainment wall with serene views of the lake through tri-pane windows have been the focal point of the entire design. The main floor includes a bedroom, 4-piece bath and a mudroom/laundry room. A sweeping staircase leads to loft area on the second floor encircled by three bedrooms and a 4-piece main bath. The primary bedroom with views of the lake and a spa-like 5-piece primary ensuite with tiled shower, double sink vanity and walk-in closet with custom organizers exudes super-luxe feel.

**204-694-2811**

Single Family/2-storey



## Aurora at North Point



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$525,543.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$565,933.00**

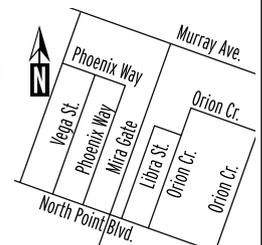
### 19 Orion Crescent

- CARRIAGE SIGNATURE HOMES

Welcome to the Kaylin, a beautiful 2,286 sq. ft., 2-storey design, with a walk-out basement on the lake. This home is a true blend of function and style with spaces to suit the needs of your family: a lifestyle/music room — large enough to house a baby grand piano — an office nook, an oversized laundry room adjacent to the bedroom area, and a bonus room on the second floor, perfect as a separate entertainment space for the children. Elevated finishes throughout, including quartz countertops, HDF cabinetry, black fixtures and hardware, coffered ceiling, in-stair lighting, a kitchen appliance package that includes a gas range and side by side fridge/freezer, stunning fireplace, abundant windows, and hardwood floors on main level.

**204-202-6976**

Single Family/2-storey





*Aurora at North Point*



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$384,476.00**

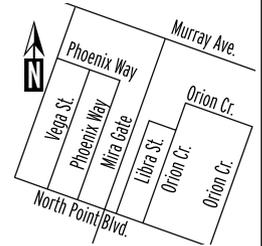
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$456,385.00**

**25 Orion Crescent**

- DAYTONA HOMES

Welcome to the Palisade by Daytona Homes. Styled with "Boho" decor this 2,082 sq. ft. walk-out home, features space for the whole family with a 4th bedroom and a full bathroom on the main floor, plus a bonus room and bright office area upstairs, overlooking the neighbourhood. The kitchen has stylish grey cabinets and open shelves. Off the kitchen is the open dining nook and great room, featuring stunning views of the lake, and a fireplace with oak mantel and tile facade. Upstairs, you will find three more bedrooms (primary with walk-in closet), plus two full bathrooms including an ensuite with double sinks. Laundry room also located upstairs.



**204-202-6976**

Single Family/2-storey

*Bonavista*



**Base Price** of House (not incl. land, gst or development charges if applicable)

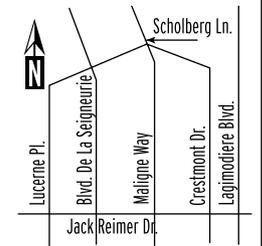
**\$387,576.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$441,862.00**

**792 Boulevard De La Seigneurie - DAYTONA HOMES**

Welcome to the Elantra by Daytona Homes. Styled with "Hollywood Glam" decor, this 1,695 sq. ft. home features rooms for the whole family with a 4th bedroom and a full bathroom on the main floor, AND a bright office area upstairs, overlooking the neighbourhood. The kitchen is a dream, with white cabinets, stacked to the ceiling. Off the kitchen is the open dining nook and great room. Black trim throughout adds a unique accent to the home. A stunning staircase with glass inserts leads to the upstairs, where you will find three more bedrooms (primary with walk-in closet), plus two full bathrooms including an ensuite with double sinks. Laundry room also located upstairs.



**204-688-0225**

Single Family/2-storey

*Bonavista*



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$380,400.00**

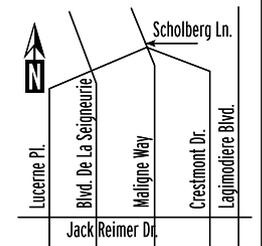
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$393,950.00**

**798 Boulevard De La Seigneurie**

- A&S HOMES

The Crestmont II is a 3-bedroom, 2.5-bath, 2-storey home. The 18' grand entry with 9' ceilings throughout the main floor provides a very welcoming feel when entering the home. The house shines with laminate flooring, quartz counters, glass railings and pot lights throughout. The large kitchen features custom cabinetry, a 7' island with bar, backsplash, and a large pantry. The open-concept layout is perfect for entertaining with the dining room flowing into the great room featuring an entertainment unit with tiled fireplace. The master bedroom has a large walk-in closet, an ensuite with tiled glass shower and double vanities. The privacy side-entry and second floor laundry allows for maximum functionality.



View A&S show homes at [www.ashomes.ca](http://www.ashomes.ca).

**204-256-0863**

Single Family/2-storey

*Bonavista*



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$406,400.00**

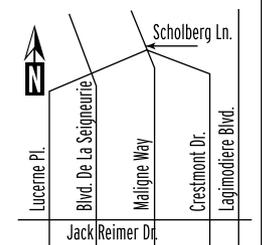
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$427,340.00**

**804 Boulevard De La Seigneurie - RANDALL HOMES**

The Carter 1761 — 1,761 sq. ft.

This 2-storey, 3-bedroom family home brings a new level of style and efficiency. The Carter 1761 provides an ultra-efficient floor plan, the main floor has a generous foyer, a handy powder room, and a lifestyle room that could be used as an office or bedroom. A wide entryway opens onto an open-concept main living area featuring an island kitchen with corner pantry, eating area and an amazing great room offering plenty of space, style and light. Upstairs, a functional layout with a versatile loft, two big secondary bedrooms, a 4-piece bath, laundry room – and sensationally secluded owner's suite with a gorgeous ensuite and roomy walk-in closet. Elegant and efficient, the complete family home!



**204-952-5255**

Single Family/2-storey

## Bonavista



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$385,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$474,900.00**

### 808 Boulevard De La Seigneurie - VENTURA CUSTOM HOMES

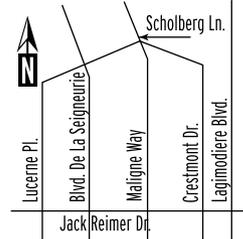
Welcome Home to the Harlow A-19!

This contemporary, stylish prairie-style 1,940 sq. ft., 2-storey home features extensive exterior detailing and finishes, 9' ceilings to the main floor, large spacious foyer and private garage entry/mudroom, open-concept main floor layout with rear dining area extension with large windows on three sides, island kitchen with huge pantry, 2nd floor laundry, 3 spacious bedrooms plus a wide open loft space AND a large master bedroom with huge walk-in closet and oversized ensuite with 77" vanity, perfect for double sinks.

This home has it all!

**204-295-2207**

Single Family/2-storey



## Bonavista



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$372,965.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$455,475.00**

### 812 Boulevard De La Seigneurie - HILTON HOMES

The Yvonne features 3 bedrooms upstairs and an additional bedroom on the main floor.

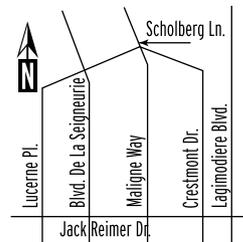
Perfect for extended family, visitors or a home office for people working remotely.

Luxury vinyl plank floors on the main level as well as a fireplace, and gorgeous tiled backsplash are just some of the beautiful features you'll be putting on this year's must have list.

Packed with function, the Yvonne offers incredible value in Bonavista.

**204-226-3571**

Single Family/2-storey



## Bonavista



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$324,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$385,000.00**

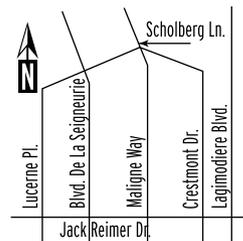
### 816 Boulevard De La Seigneurie - KENSINGTON HOMES

This impressive 1,574 sq. ft. home is sure to stand out! Attractive front elevation details include aluminum siding, KWP siding and board & batten. The interior features beautiful vinyl plank flooring throughout the main living areas, entertainment unit with gas fireplace and maple shelves, and a stunning kitchen with 2-tone cabinetry, quartz countertop and ceramic tile backsplash. The large windows allow plenty of natural light to brighten the home. At the garage entrance is a large mudroom that any family will appreciate. Upstairs on the second floor is a 4-piece bathroom, linen closet and three bedrooms including a spacious primary bedroom with a walk-in closet and ensuite. The warm colours in this home will make anyone feel relaxed.

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-226-0978**

Single Family/2-storey



## Bonavista



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$354,300.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$429,582.00**

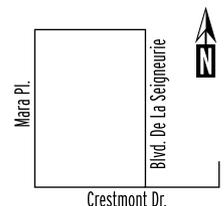
### 820 Boulevard De La Seigneurie - BROADVIEW HOMES

The Preston has a brand new look this year and we're excited to show it off! The exterior now provides a more modern appeal with angular roof lines, wood accents and acrylic stucco finishes. Upon entering the home, beautiful vinyl plank flooring sprawls throughout the main floor. White maple cabinets line the kitchen walls with a gunmetal blue feature island centered in front. The ceramic tile backsplash perfectly complements the quartz countertops, which are highlighted by hanging pendant lights above. Upstairs, the primary bedroom is completed with a walk-in closet and private ensuite, creating a private sanctuary to retire to at the end of the day. Finally, a convenient second floor laundry room completes the home and provides additional storage.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-296-9981**

Single Family/2-storey





*Bonavista*



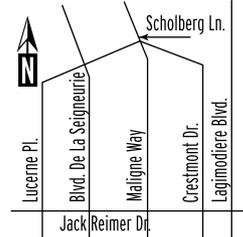
**55 Lucerne Place**

- TOUCHWOOD HOMES INC.

Modern two-storey walkout on lake with triple garage, Hardie board and cultured-stone exterior details and deck with glass railing inserts. Equally modern interior has four bedrooms & three full baths including primary ensuite. Open-concept main floor features a large, upgraded kitchen and upgraded flooring, built-in entertainment unit with electric fireplace and natural stone surround and more.

**204-688-5849**

Single Family/2-storey



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$579,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$639,000.00**

*Brandon – Bellafield*



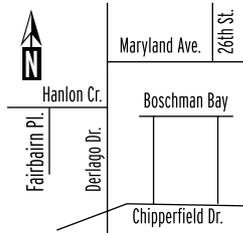
**19 Hanlon Crescent**

- J&G HOMES

Welcome to this 1,318 sq. ft. bi-level home located in Brandon's beautiful Bellafield Development. This home offers 3 bedrooms, 2 bathrooms & a large 3-car garage! Walk through the gorgeous 8' front door into a contemporary home with a traditional twist. Once up the stairs you will find a custom-designed kitchen accented with custom walnut shelving. The dining room offers a modern bar area that's open to the main living space making this a great spot for entertaining! The private master suite has a large walk-in closet & ensuite bath featuring a tiled shower. The 'kids' quarters can be closed off from the main living space by a rustic barn door creating a quiet zone for sleeping.

**204-728-2235**

Single Family/Bi-level



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$319,500.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$344,800.00**

*Bridgewater Centre*



**501-300 Centre Street**

- STREETSIDE DEVELOPMENTS

Welcome to The Rise, StreetSide Developments' modern collection of concrete-constructed condominiums soaring seven storeys high. The Catalyst is a 2-bedroom, 2-bathroom stunning suite offering modern finishes, private balcony and a designer 5-piece black stainless steel appliance package.

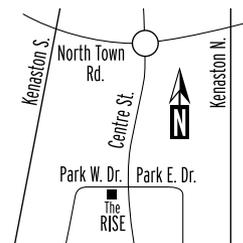
At The Rise you can enjoy the fully equipped fitness studio, common lounge area, underground parking, as well as an outdoor heated pool.

Don't miss out on this opportunity to own at The Rise!

[www.therisecondos.ca](http://www.therisecondos.ca)

**204-793-1000**

Condo/Bungalow



**Base Price** of Condo (incl. land & gst)

**\$389,858.49**

**Selling Price** of Condo (incl. land & gst)

**\$394,678.00**

*Bridgewater Trails*



**130 Willow Creek Road**

- HUNTINGTON HOMES

Welcome to Huntington Homes' latest show home!

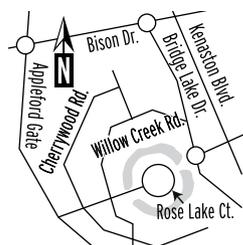
This contemporary, intelligently-designed 2-storey walk-out has everything that you desire in your next home. This inviting, roomy home features a gourmet kitchen with a chef-style layout and walk-in pantry, 4 spacious bedrooms, loft, and main floor office.

The main floor deck and lower level patio overlook the beautifully landscaped yard and lake. The primary suite is a dream with a large ensuite with tub and walk-in closet with custom cabinetry. This home is a must-see!

Huntington Homes. Built like no other.

**204-949-3870**

Single Family/2-storey



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$1,047,864.78**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$1,047,864.78**

## Bridgewater Trails



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$599,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$759,000.00**

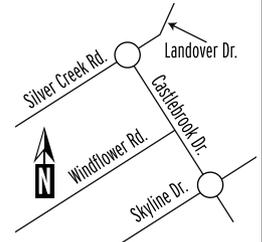
### 35 Windflower Road

- FOXRIDGE HOMES

The Burke home concept is a stylish contemporary family home with 2,736 sq. ft. of luxury living and an additional 888 sq. ft. in the walk-out basement. The main floor flex room gives your family options for a sitting room or study. The open-concept design and open ceiling in the great room provide a bright and airy main level. On the second floor, every member of the family gets a walk-in closet. The relaxing owners' suite has a walk-in closet and ensuite with double vanity, tiled shower, and free-standing tub. This home is well-appointed and complete with all of the energy efficiency and smart home technology you'd expect in a truly custom home. Don't miss seeing this home in the fall Parade of Homes.

foxridgehomeswpg.com  
**204-291-9305**

Single Family/2-storey



## Bridgewater Trails



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$643,725.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$798,000.00**

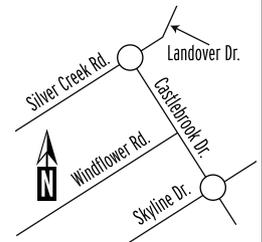
### 123 Windflower Road

- PANACHE HOMES INC.

The newest 2-storey home from Panache Homes is truly something special. Beautiful and refined, this home welcomes you with its spacious, open-concept design and exquisite finishes. The sizable kitchen and dining room, with added spice kitchen, are perfect for entertaining. The high ceiling in the great room, open to the floor above, is stunning, with lovely high windows overlooking the expansive deck. Upstairs features an amazing master suite with huge walk-in closet and ensuite, plus two more large bedrooms, a comfortable loft, and a conveniently located laundry. Structural wood floors in the basement create a warm and cozy space for future development.

**204-890-6118**

Single Family/2-storey



## Canterbury Crossing



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$374,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$471,570.00**

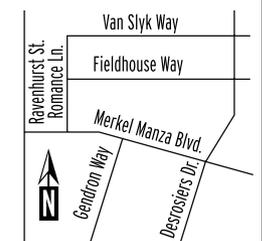
### 20 Merkel Manza Boulevard

- BROADVIEW HOMES

The Avalon is sure to catch your eye! The angled roofline provides an abundance of curb appeal, and that's just the exterior. Inside this home the spacious foyer welcomes you with vinyl plank flooring that spans throughout the main floor. A beautiful fireplace and entertainment unit creates a focal point in the great room and can be enjoyed from the kitchen and dining area. Warm maple cabinets line the walls with a black maple island centered in front, while the quartz countertops perfectly complement the ceramic tile backsplash. A versatile loft and second floor laundry provide convenience. The primary suite is finished with a large walk-in closet and ensuite with cultured marble tops, vinyl plank flooring and 5' shower.

BroadviewHomesWpg.com  
**204-770-8008**

Single Family/2-storey



## Canterbury Crossing



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$399,800.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$482,800.00**

### 24 Merkel Manza Boulevard

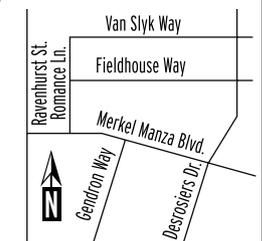
- A&S HOMES

The Beaumont is A&S Homes' newest 3-bedroom, 2.5-bath, 2-storey design. The grand entry with glass detail accompanied with 9' ceilings throughout the main floor provides a very welcoming feel when entering the home. The house shines with tile and laminate flooring accompanied by quartz countertops. The large kitchen features custom cabinetry, an 8' island with bar, tiled backslashes, and a walk-through pantry and mudroom. The open-concept layout is suited perfectly for entertaining with the dining room flowing into the great room featuring a built-in millwork entertainment unit and fireplace. The master bedroom features a large walk-in closet and a deluxe ensuite with a custom tiled glass shower and large vanity.

Visit [www.ashomes.ca](http://www.ashomes.ca) for all A&S show homes.

**204-256-0863**

Single Family/2-storey





Canterbury Crossing



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$359,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$424,000.00**

**28 Merkel Manza Boulevard - KENSINGTON HOMES**

This modern 2,223 sq. ft. home with 3 bedrooms, 2.5 bathrooms and a large 24'x24' two-door garage is sure to stand out. The main floor includes a formal dining room with a unique feature wall, entertainment centre with electric fireplace in the great room and gorgeous 2-tone kitchen that features pendant lights over the island, quartz countertops, ceramic tile backsplash and walk-through pantry with access to the mudroom, where you'll find a custom locker system. The second floor has a laundry room with tons of storage and a loft for bonus space. The primary bedroom is complete with a huge walk-in closet and ensuite with a soaker tub. You'll want to check out this cozy family home!

kensingtonhomes.com

**204-298-4707**

Single Family/2-storey



Canterbury Crossing



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$434,400.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$494,575.00**

**32 Merkel Manza Boulevard - RANDALL HOMES**

The Carter Six — 1,904 sq. ft.

A plan designed to make you feel right at home the moment you step inside. The main floor includes a generous foyer, walk-in closet, powder room and a lifestyle room perfect for a home office or additional bedroom. The entrance leads into a bright, open-concept main living area with a huge great room, island kitchen with corner pantry and spacious dining area. Upstairs, there's a big loft or optional fourth bedroom, laundry room, 4-piece bath, two oversized secondary bedrooms and a light-filled owner's suite that includes an elegant 3-piece ensuite and walk-in closet. A winning design that offers the space, flexibility and style that active families are looking for!

**204-298-3972/204-795-6245**

Single Family/2-storey



Charleswood



**Base Price** of Condo (incl. land & gst)

**\$377,645.29**

**Selling Price** of Condo (incl. land & gst)

**\$389,752.84**

**113-545 Dale Boulevard - STREETSIDE DEVELOPMENTS**

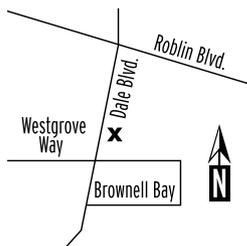
Welcome home to The Charles Condos by StreetSide Developments. The Grant floor plan is a gorgeous 3-bedroom, 2-bathroom suite spanning 1,230 sq. ft. Dazzling features include quartz countertops throughout, KitchenCraft custom cabinets and luxury vinyl plank flooring. The main bedroom offers a large walk-through closet with custom shelving, leading into a sizeable ensuite bathroom. This suite also features a private balcony and 4-piece stainless steel appliance package included. Experience maintenance-free living at The Charles Condos and enjoy perks such as underground heated parking, a fitness studio and a large common lounge with pool table.

Come tour The Charles today!

www.thecharlescondo.ca

**204-979-7355**

Condo/Bungalow



Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$461,290.48**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$528,195.24**

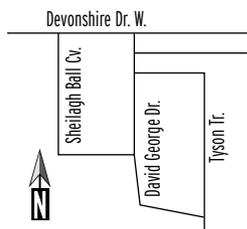
**7 Sheilagh Ball Cove - MANAK HOMES**

Manak Homes proudly presents Caledor (2,111 sq. ft.). This beautiful 2-storey, 4-bedroom and 3-bathroom features an open floor concept. The large foyer comes with tiled flooring and custom closet space. The elegant and cozy great room showcases tile and millwork entertainment unit with custom fireplace. The main floor features 9' high ceiling and an open concept. The second floor features a loft and deluxe master ensuite. This home maximizes the use of every square foot.

The plan offers separate entrance to the basement, which is perfect for a secondary suite. No detail was overlooked in creating this unique, light-filled home.

**204-509-7151**

Single Family/2-storey



## Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$323,000.00**  
**\$368,000.00**

### 11 Sheilagh Ball Cove

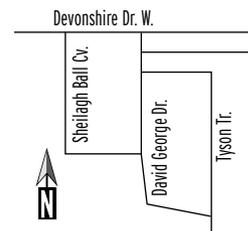
- KENSINGTON HOMES

This spacious 1,738 sq. ft. plan is the perfect young, active family home. With 3 bedrooms, 2.5 bathrooms, large mudroom, open-concept layout, kitchen with walk-through pantry, second floor laundry space and a primary bedroom that includes a huge walk-in closet and ensuite with double vanity. This home maximizes the use of every square foot. An in-ground sprinkler system installed in the front yard, quartz countertops in the kitchen and ensuite, ceramic tile backsplash in kitchen, black LED lighting package, custom paint feature walls, vinyl plank flooring throughout the main floor and entertainment centre with electric fireplace and tile surround are some additional features that make this home one of a kind.

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-999-7353**

Single Family/2-storey



## Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$429,400.00**  
**\$493,770.00**

### 15 Sheilagh Ball Cove

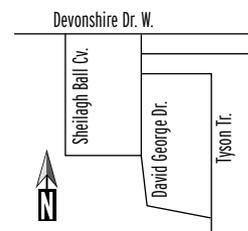
- RANDALL HOMES

The Bairre — 1,799 sq. ft.

Designed to meet your family's every need by delivering the style, space & comfort for active families. The Bairre's easy-living feel starts in a sunken foyer and a generous landing transitions seamlessly to a powder room and a lifestyle room. Enter the open-concept main living area which includes an island kitchen fit for a chef; eating area; and a stunning great room perfect for entertaining or relaxing with the family. Upstairs features a huge owner's suite with elegant ensuite and big walk-in closet, a well-positioned laundry room — and two big bedrooms set on either side of a spacious 4-piece bath. The moment you step inside, you are home, thanks to the Bairre's versatile, family-friendly design!

**204-295-4787**

Single Family/2-storey



## Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$390,200.00**  
**\$402,280.00**

### 19 Sheilagh Ball Cove

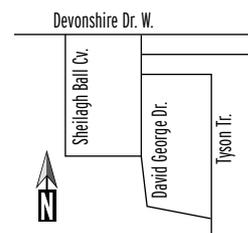
- A&S HOMES

The Isla II is the perfect family home with 3 large bedrooms and 2.5 baths. You will love the open-concept layout, 18' ceilings, formal dining area, and large great room with custom entertainment centre & fireplace. The kitchen boasts enriched cabinetry, large walk-through pantry, and an island with bar. A tiled backsplash and quartz countertops make this kitchen as gorgeous as it is functional. The main floor offers plenty of closet space, as well as laminate flooring and pot lights throughout. The master suite includes a large walk-in closet, and an ensuite with a glass-tiled shower and large vanity. The second floor is equipped with a laundry room with a window allowing natural light.

View A&S show homes at [www.ashomes.ca](http://www.ashomes.ca).

**204-256-0863**

Single Family/2-storey



## Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$410,759.00**  
**\$499,307.00**

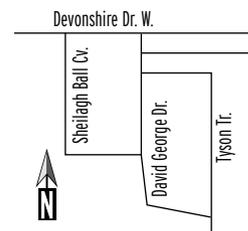
### 23 Sheilagh Ball Cove

- HILTON HOMES

Looking for a plan that has it all, and storage for several bags of chips? The Broenna is new for 2021 and has space for everything your family needs. Three bedrooms upstairs, check. A huge multi-purpose loft for homework or just chillin, check. An additional bedroom/home office on the main floor, yes, that too. And for storing your chips and everything else, how about a pantry complete with a computer centre to keep all those papers organized and away from your prep area. Busy life? You'll love all the built-in storage. Come see the plan that has it all with a ton of style to boot.

**204-232-2224**

Single Family/2-storey





Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$363,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$441,900.00**

**27 Sheilagh Ball Cove**

- VENTURA CUSTOM HOMES

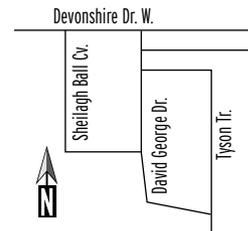
Welcome home to the Huxley A-20!

This 1,782 sq. ft. prairie-style 2-storey home features a strikingly modern exterior, unique open-concept floor plan with large foyer walk-in closet, spacious kitchen with oversized pantry, rear great room with contemporary electric fireplace/entertainment unit, 2nd floor laundry and an airy loft separating the kids' bedrooms from the master bedroom.

This home is a must-see!

**204-291-2221**

Single Family/2-storey



Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$421,471.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$481,471.00**

**31 Sheilagh Ball Cove**

- DAYTONA HOMES

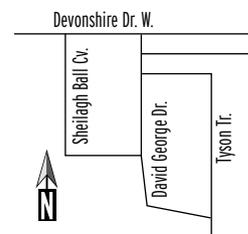
Welcome to the Austyn III by Daytona Homes. Styled with industrial décor, this 2,060 sq. ft. home boasts an impressive main floor with a two-tone kitchen in maple and black open to the great room complete with a stunning fireplace with brick façade.

Also off the kitchen is the nook, a light-filled area for you to enjoy your meals.

Powder room tucked away off the main living area. A stunning staircase with metal railings leads to the upstairs, where you will find a versatile, large bonus room, accented with decorative beams. Three bedrooms (primary with walk-in closet), plus two full bathrooms including an ensuite with double sinks and separate shower/tub and laundry room are also located upstairs.

**204-880-8550**

Single Family/2-storey



Devonshire Park



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$377,300.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$476,227.00**

**35 Sheilagh Ball Cove**

- BROADVIEW HOMES

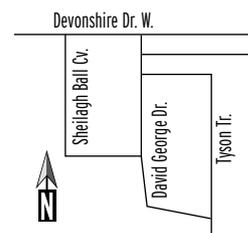
We're excited to reintroduce The Harlow! This lovely 2-storey home now includes 4 bedrooms, along with the versatile loft, 2.5 bathrooms and 1,915 sq. ft. A main floor guest bedroom has been added, offering even more versatility in this home. The large kitchen opens to the great room and eating area, with maple cabinets, quartz countertops and a stunning ceramic tile backsplash. A built-in electric fireplace and entertainment unit adds a warm and welcoming appeal in the great room, while the triple panel patio door fills the space with natural light.

Upstairs, the second floor laundry room adds convenience while the primary suite is perfect for relaxing. Spend a tranquil evening in the loft and retire to bed just steps away.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-990-5230**

Single Family/2-storey



Devonshire Village



**Base Price** of Condo (incl. land & gst) **\$236,309.10**  
**Selling Price** of Condo (incl. land & gst) **\$243,354.60**

**122-155 Peguis Street**

- STREETSIDE DEVELOPMENTS

Hudson Condominiums by StreetSide Developments offer the luxury of open-concept living and shared amenities in a location surrounded by modern-day conveniences. The Discovery floor plan offers modern finishes, including quartz countertops and luxury vinyl plank flooring at an attractive price point. This 2-bedroom suite also features a private balcony and 4-piece stainless steel appliance package.

With state-of-the-art amenities such as fitness room, common room with pool table and heated underground parking, you'll be proud to call Hudson Condos home!

[www.hudsoncondominiums.ca](http://www.hudsoncondominiums.ca)

**204-451-4179**

Condo/Bungalow



# FALL 2021 PARADE of HOMES SHOWCASE

## East St. Paul – Gateway Point



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$761,238.10**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$761,238.10**

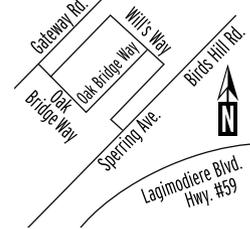
### 26 Will's Way

- MARIC HOMES

Nestled in East St. Paul, Maric Homes' newest show home in Gateway Point is a perfect blend of country living and city convenience. The modern farmhouse exterior is a perfect expression of the location and setting while the exterior and interior of the home have the expected Maric combination of clean lines and beautiful materials that are warm yet modern. Inside, the layout is perfect for today's family, with the kitchen, dining, and living areas all shared in one large space that is flexible enough for entertaining and daily family life. This 3-bedroom home is packed with features the public expects from Maric Homes and must be seen to be appreciated.

**204-339-2035**

Single Family/2-storey



## East St. Paul – Gateway Point



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$485,048.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$485,048.00**

### 28 Will's Way

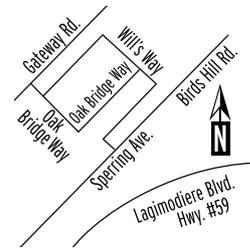
- WARKENTIN HOMES

WCH presents this gorgeous bungalow in beautiful Gateway Point. This home offers luxurious finishes with contemporary and inviting styling. 10' ceiling height, large windows, custom designed cabinetry, large mudroom with built-in cabinetry, and a magnificent primary bedroom with a beautiful ensuite are some of the highlights of this home.

A must see!

**204-471-5401**

Single Family/Bungalow



## East St. Paul – Gateway Point



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$499,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$525,143.00**

### 59 Will's Way

- IRWIN HOMES LTD.

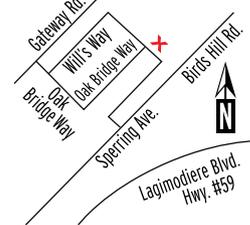
This 1,756 sq. ft. show home is situated in Gateway Point, Irwin Homes' newest development in the desirable community of East St. Paul.

Featuring a spacious layout with 3 bedrooms, 2 bathrooms and a two-car garage. A sleek, contemporary kitchen is the centerpiece to the beautifully styled interior. Build your next home in Gateway Point to take advantage of the generous lot sizes, lower property taxes, amenities and ample green space!

[www.gatewaypoint.ca](http://www.gatewaypoint.ca)

**204-977-2142**

Single Family/Bungalow



## Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$1,274,428.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$1,274,428.00**

### 46 Curry Drive

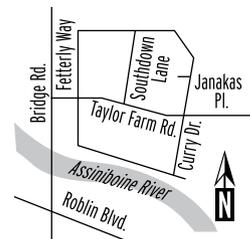
- HEARTH HOMES

Nestled on the banks of the Assiniboine, this prairie lodge was built and designed to marry modern luxury with the rustic charm of a mountain chalet. With soaring tongue and groove ceilings, a massive rough-cut stone fireplace, and exposed timber details, this home is a gorgeous extension of nature. This family-oriented home was built with dedicated and unique spaces for everyone. Even the dog has its own room under the stairs! The master bedroom with its vaulted ceiling and rakehead windows takes full advantage of the river views and provides a unique feeling of sleeping in harmony with nature. Every aspect of this home has been customized to meet the requirements of the modern family.

[www.hearth-homes.com](http://www.hearth-homes.com)

**204-228-0447**

Single Family/Bungalow





Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$548,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$548,000.00**

**51 Curry Drive**

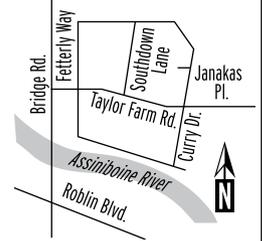
- HEARTH HOMES

Hearth Homes' signature style is on full display with this classic modern farmhouse bungalow. A striking two-tone black and white exterior is marked by high-pitched gables and timber details. Inside, the minimalist colour palette creates a relaxed country feel and provides a simple backdrop allowing the unique features to stand out. Mudroom cubbies, custom closets, and main floor laundry provide desired storage and function. Sophisticated materials like quartz, maple, and luxury vinyl plank elevate the space while also providing durability. This modern farmhouse is a true study of what can happen when you mix modern style with practical functionality.

[www.hearth-homes.com](http://www.hearth-homes.com)

**204-228-0447**

Single Family/Bungalow



Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$1,130,052.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$1,130,052.00**

**52 Curry Drive**

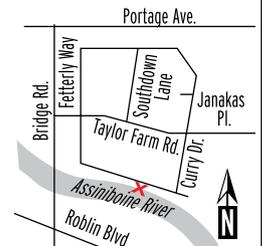
- IRWIN HOMES LTD.

Irwin Homes' newest show home is a sprawling 4,264 sq. ft. of timeless-contemporary design, located on an exclusive river lot in Taylor Farm. This home comes fully finished with 4 bedrooms, 5 bathrooms, and a triple car garage. The second floor is dedicated to an oversized office/lounge space great for entertaining while enjoying views of the Assiniboine River off the top balcony. The architectural details and luxury finishing throughout this home illustrate what building your own custom dream home with Irwin Homes could achieve. Come and view this master piece in a beautiful location!

[www.irwinhomes.ca](http://www.irwinhomes.ca)

**204-977-2142**

Single Family/2-storey



Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$729,909.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$729,909.00**

**57 Curry Drive**

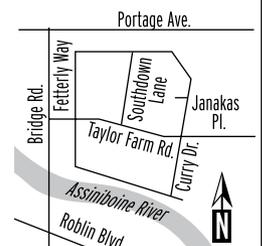
- ARTISTA HOMES

Artista Homes presents this magnificent 2-storey show home in Taylor Farm! This wonderful display home boasts modern styling, and fantastic exterior detailing. Inside the home is what you have come to expect from Artista Homes. Flair and function are in abundance in this open-concept floor plan. Two-storey ceilings, large windows, chef-style kitchen, main floor den, second floor loft, 3-car garage, and a fully developed lower level are just a few of the highlights of this home. The details must be seen to be appreciated. This fantastic show home is situated in the beautiful Taylor Farm development. Come visit award winning Artista Homes during the Parade of Homes!

[www.artistahomes.com](http://www.artistahomes.com)

**204-415-6615**

Single Family/2-storey



Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$1,924,100.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$1,924,100.00**

**60 Curry Drive**

- ARTISTA HOMES

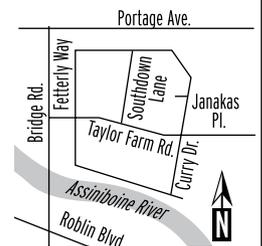
Artista Homes presents river front luxury. Situated on a wonderful lot backing onto the Assiniboine River with a southern rear exposure. This luxurious home features 5 bedrooms 4 baths, and is graced by soaring ceilings, and wall-to-wall windows with amazing river views. A tremendous chef's kitchen, 14' main floor ceilings, glass railings, 3-car garage, professional landscaping, and numerous other incredible features encompass this luxurious home. A breathtaking ensuite with a free-standing tub and a custom shower give the spa like feel. The lower level features a large rec room with wood floors, wet bar, games area, gym, and huge walk-out basement windows.

This is the must see home of the Parade of Homes!

[www.artistahomes.com](http://www.artistahomes.com)

**204-415-6615**

Single Family/Bungalow



## Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$417,000.00**  
**\$653,285.00**

### 72 Fetterly Way

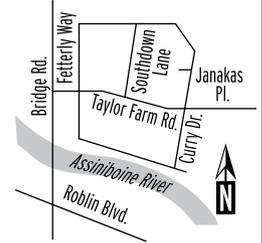
- STERLING HOMES

Welcome to the Lanark! This beautiful bungalow is completed with 3 bedrooms, 2 bathrooms and 1,779 sq. ft. A covered concrete porch welcomes you into the spacious foyer, with a built-in bench seat. Tones of grey with warm wood accents create a bright and warm aesthetic, while vinyl plank flooring leads you through to the open-concept living areas. The kitchen is finished with quartz countertops, while a full wall of cabinets provides an abundance of storage space. A built-in electric fireplace in the great room provides a timeless appeal with a cultured stone surround. The primary suite is completed with a walk-in closet and private ensuite. Double sinks, a glass & tile shower and built-in wood shelves combines luxury with functionality.

[SterlingHomesWpg.com](http://SterlingHomesWpg.com)

**201-801-2639**

Single Family/Bungalow



## Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$772,860.00**  
**\$772,860.00**

### 76 Fetterly Way

- AVANTI CUSTOM HOMES

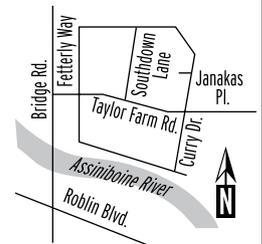
A-1900 — 1,900 sq. ft.

Featuring an elegant exterior, this walk-out bungalow delivers the space, style and livability that discerning families and empty nesters desire. The split layout separates the owner's suite and secondary bedrooms on opposite sides of the main living area. A generous foyer transitions into a landing area which leads to a handy mud/laundry room and huge owner's suite that offers a big walk-in closet and luxurious ensuite. The bright and spacious main living area features an amazing island kitchen, generous eating area and massive great room with huge windows. A private wing holds two oversized secondary bedrooms and a spacious four-piece bath. The A-1900 is the definition of functional luxury!

— New Direction New Look —

**204-479-2813**

Single Family/Bungalow



## Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$549,000.00**  
**\$689,100.00**

### 80 Fetterly Way

- GINO'S HOMES

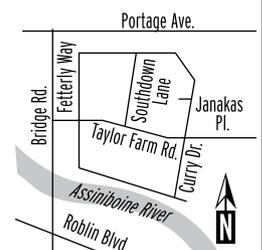
Welcome to 80 Fetterly Way, by Gino's Homes! Situated in the beautiful neighbourhood of Taylor Farm in Headingley! The first word that comes to mind is gorgeous, but it's not just a "pretty face"... This brand new custom-designed bungalow checks ALL the boxes such as: walk-out basement, structural wood basement floor, lake view, developed basement (with bathroom, bedrooms, exercise room and family room), 12' high ceilings, balcony directly off the primary bedroom, a triple car side entry garage for all your toys! Words cannot express the quality, value and care that went into designing and building this home. Come and see for yourself! Visit us at 80 Fetterly Way and fall in love!

Gino's Homes — 53 Years building in Winnipeg

[www.ginohomes.ca](http://www.ginohomes.ca)

**204-488-2581**

Single Family/Bungalow



## Headingley – Taylor Farm



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$575,000.00**  
**\$774,000.00**

### 82 Fetterly Way

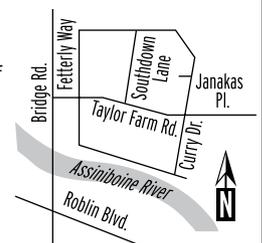
- FOXRIDGE HOMES

The Santa Cruz is a striking open-concept contemporary home with 2,464 sq. ft. and a practical design for an active family. You'll be drawn to the black and white kitchen with wood accents, complete with Caesarstone countertops. The drama continues throughout the home in the great room with marble tile fireplace and spacious dining room. The second floor has 3 bedrooms and a huge laundry space that makes organizing a breeze. The relaxing owners' suite has a massive walk-in closet and ensuite, complete with tiled shower, double vanity, and free-standing bathtub. This well-appointed home is complete with all of the energy efficiency and smart home technology you'd expect in a custom home. Don't miss seeing this Foxridge Homes design.

[foxridgehomeswpg.com](http://foxridgehomeswpg.com)

**204-997-7477**

Single Family/2-storey





*La Salle – Prairie View Lakes*



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$359,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$444,900.00**

**6 Alison Avenue**

- VENTURA CUSTOM HOMES

Welcome home to the Kendall-19!

This 1,485 sq. ft. modern bi-level home features a sleek, modern prairie-style elevation, an oversized garage, a spacious foyer, open-concept layout with huge windows facing the backyard, big bedrooms and a large private master bedroom with oversized walk-in closet and ensuite. The home also features a rear covered area for a future deck off the dining area, perfect for BBQing or closing in for a future 3-season sunroom.

This home has it all!

**204-294-6608**

Single Family/Bi-level



*Oak Bluff West*



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$678,719.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$678,719.00**

**11 Stone Hearth Lane**

- ARTISTA HOMES

Artista Homes presents this magnificent 2-storey show home in Oak Bluff West!

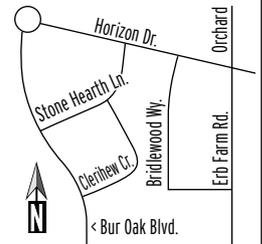
This wonderful display home boasts modern styling, and fantastic exterior detailing. Inside the home is what you have come to expect from Artista Homes. Flair and function are in abundance in this open-concept floor plan. Two-storey ceilings, large windows, chef's style kitchen, main floor den, second floor loft, and a 3-car garage are just a few of the highlights of this home. The details must be seen to be appreciated. This fantastic show home is situated in the beautiful Oak Bluff West development.

Come visit award winning Artista Homes during the Parade of Homes!

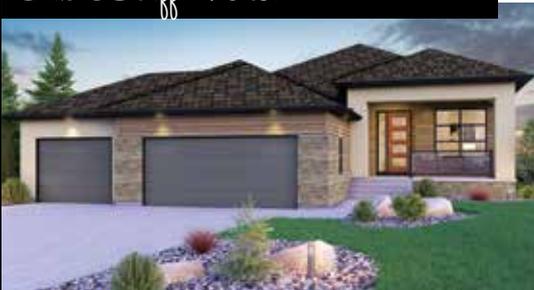
[www.artistahomes.com](http://www.artistahomes.com)

**204-415-6615**

Single Family/2-storey



*Oak Bluff West*



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$436,500.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$666,187.00**

**12 Stone Hearth Lane**

- STERLING HOMES

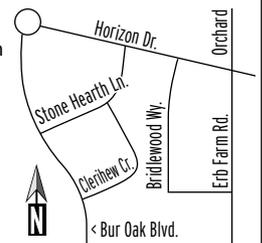
"Stunning" describes this bungalow perfectly! From the upscale finishes to its functional floor plan, the Granville makes a beautiful, family-friendly home. It is completed with 3 bedrooms, 2 bathrooms and 1,839 sq. ft., with grand 10' high ceilings throughout the main level! Hardwood flooring spans throughout the living areas, setting the stage for the stunning kitchen and great room.

Maple cabinets, quartz countertops and a gorgeous ceramic tile backsplash offer a timeless appeal in the kitchen, while hanging pendant lights highlight the expansive 9'-6" island. A beautiful built-in fireplace and entertainment unit captivates attention with a cultured stone surround. The primary suite provides a luxurious escape with a private ensuite and garden door access to the rear deck.

[SterlingHomesWpg.com](http://SterlingHomesWpg.com)

**204-981-9544**

Single Family/Bungalow



*Oak Bluff West*



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$634,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$770,000.00**

**13 Stone Hearth Lane**

- FOXRIDGE HOMES

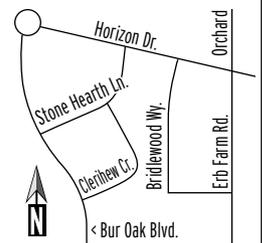
The Cayley is a brand new home concept with 2,076 sq. ft. of luxurious living. This modern farmhouse bungalow has 3 beds, 2 baths, micro-office, and oversized double garage. The spacious open-concept main living area has 10' ceilings, hardwood floors, huge stylish kitchen with farmhouse sink and custom island and cabinetry, dining room, and great room with maple and stone entertainment centre. The owners' suite has a gorgeous ensuite with double vanity with tiled wall and back-lit mirrors, tiled shower, and free-standing bathtub set against another gorgeous tile wall. This energy efficient home is complete with Smart Home Automation.

Don't miss seeing this highly evolved Foxridge home this fall.

[foxridgehomeswpg.com](http://foxridgehomeswpg.com)

**204-330-1103**

Single Family/Bungalow



## Oak Bluff West



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$660,005.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$660,005.00**

### 14 Stone Hearth Lane

- AVANTI CUSTOM HOMES

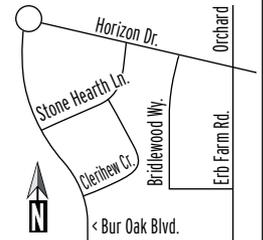
A-1898 — 1,898 sq. ft.

This immaculate bungalow is class, style and livability personified. An eight-foot front door provides access to a generous foyer which centers a powder room, big secondary bedrooms with walk-in closet, full bath, a laundry room and mudroom. The home's bright open-concept main living area features a spacious island kitchen, eating area and stunning great room. The owner's suite, a private retreat, features a luxurious ensuite and huge walk-in closet. Finally, a large covered outdoor living space can be accessed from the owner's suite or the eating area. This home provides the style, comfort and function that will allow you to raise a family and then age in place without missing a beat!

— New Direction New Look —

**204-232-9930**

Single Family/Bungalow



## Oak Bluff West



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$615,290.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$667,290.00**

### 15 Stone Hearth Lane

- PARADIGM CUSTOM HOMES

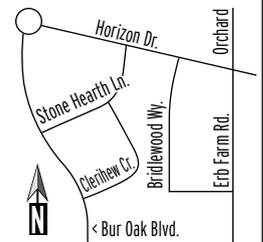
Enjoy country living in our new modern farmhouse/ranch styled home in Oak Bluff West.

With over 1,970 sq. ft., this 3-bedroom open-concept design & thoughtful layout has many conveniences to help your days run smoothly. Your large country kitchen will serve well for meal preparation and entertaining. Relaxing in the luxurious master suite will help you unwind in the evenings. A mudroom with cubbies adjacent to the laundry & rear entrance to the lower level, a 74" electric fireplace, a central vac system & a lawn irrigation system are just a few of the extras you & your family will enjoy in this Paradigm Custom Home!

[www.paradigmcustomhomes.ca](http://www.paradigmcustomhomes.ca)

**204-997-1065**

Single Family/Bi-level



## Oak Bluff West



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$537,720.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$537,720.00**

### 16 Stone Hearth Lane

- WARKENTIN HOMES

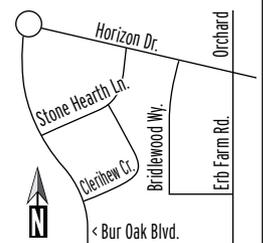
WCH presents this gorgeous bungalow in beautiful Oak Bluff West.

This home offers luxurious finishes with contemporary farmhouse styling. Large windows, custom designed cabinetry, dramatic quartz countertops and backsplash, barnwood details, large mudroom with built-in cabinetry, and a magnificent primary bedroom with a beautiful ensuite are some of the highlights of this home.

A must see!

**204-471-5401**

Single Family/Bungalow



## Oakwood Estates – Bloom & Timber Condominiums



**Base Price** of Condo (incl. land & gst) **\$299,800.00**  
**Selling Price** of Condo (incl. land & gst) **\$299,800.00**

### 204-1505 Molson Street

- IRWIN HOMES LTD.

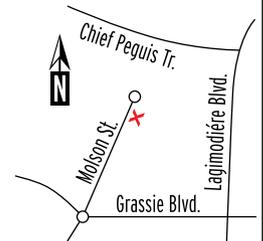
Bloom & Timber Condominiums — a new way of living.

From our distinctive building look, to our range of functional and spacious floor plans, design is something that sets us apart. Custom built by Irwin Homes, these 1, 2 & 3 bedroom floor plans are ready for immediate possession in Phase 1 and summer 2022 possession in Phase 2. Optional heated underground parking, fitness rooms, guest suite, owner's lounge, wellness rooms and business centers are just a few of the outstanding amenities in our brand-new development.

Check out [www.bloomandtiber.com](http://www.bloomandtiber.com)

**204-977-2142**

Condo/Townhouse





Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$435,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$488,500.00**

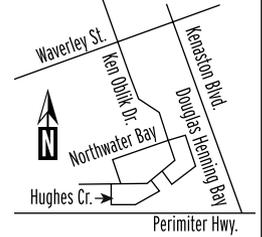
**229 Ken Oblik Drive**

- DISCOVERY HOMES

The Hillcrest A offers a warm and inviting covered entry and spacious foyer that leads to an amazing open-concept main floor living space, with luxury vinyl planks in all common areas, plenty of pot lights, and a contemporary entertainment unit in the family room. Three spacious bedrooms upstairs and a fourth on the main floor provide plenty of room for family and visitors alike, while the upstairs loft is perfect for curling up with a good book. All this plus a basement ready for development creates a perfect family home that is both fashionable and functional.

**204-231-8118**

Single Family/2-storey



Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$469,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$469,000.00**

**233 Ken Oblik Drive**

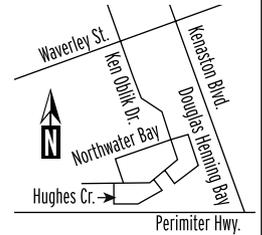
- KDR HOMES

This custom open-concept KDR 2-storey home comes complete with tall wall feature, large windows, quartz countertops, luxury hard surface flooring, tile features, deluxe ensuite, deluxe lighting package, central air, central vacuum, stainless steel appliance package, rear deck, fully landscaped, window coverings, custom entertainment wall. Built on piles with steel beam construction. Not a detail is missed.

[www.kdrhomes.com](http://www.kdrhomes.com)

**204-261-8728**

Single Family/2-storey



Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$428,200.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$473,900.00**

**237 Ken Oblik Drive**

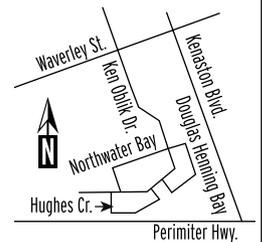
- A&S HOMES

The Devanshi is A&S Homes' newest 2-storey luxury home. This spacious 4-bedroom + loft, 3-bath home is perfect for a large family. The open-concept layout, formal dining area, and large great room with entertainment centre and tiled gas fireplace make this home perfect for entertaining. The main floor features soaring ceiling heights, a spacious bedroom, and shines with pot lights, vinyl plank floors, and glass railings. The kitchen boasts plenty of cabinetry, quartz countertops, an 8' island with bar, and a spice kitchen pantry. Upstairs you will find a fully equipped laundry room, three spacious bedrooms & loft. The master suite includes a walk-in closet and an ensuite with a large glass-tiled shower.

Visit [www.ashomes.ca](http://www.ashomes.ca) to view all A&S show homes.

**204-256-0863**

Single Family/2-storey



Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$393,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$548,347.00**

**241 Ken Oblik Drive**

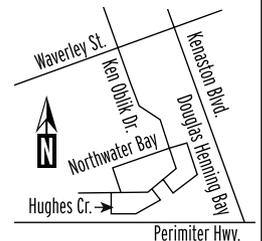
- BROADVIEW HOMES

Designed for convenience and versatility, The Upton has it all! This unique layout is completed with 3 bedrooms, 2.5 bathrooms and 2,057 sq. ft. with the option to include up to three additional bedrooms! The open-concept layout includes the kitchen, great room, dining room and a versatile den. This home also boasts a specialty feature of a spice kitchen! 18' ceilings in the great room and a built-in fireplace and entertainment unit offer a grand appeal. Upstairs, a versatile loft sits adjacent to the secondary bedrooms, while the primary suite is located towards the rear. Two closets and a private ensuite accompany the primary suite. Cultured marble vanity tops and the glass & tile shower create an upscale feel.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-952-2675**

Single Family/2-storey



# FALL 2021 PARADE of HOMES SHOWCASE

## Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$412,900.00**  
**\$552,900.00**

### 245 Ken Oblik Drive

- VENTURA CUSTOM HOMES

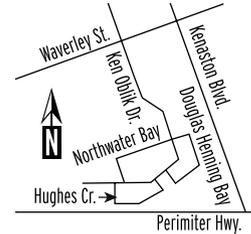
Welcome home to the Edgemont C-20!

This home model features a stunning modern farmhouse exterior with board & batten siding paired with a modern flat roof garage with build-out supported by steel rods, metal roofing features, stained timber columns and beams — this home has amazing curb appeal!

The interior of the home features 9' ceilings on the main floor, a main floor bedroom and full bathroom, a flex room that can be converted to a 2nd main floor bedroom or office, a wide open kitchen/dining area/family room with massive windows & 8' tall patio doors. The 2nd floor features a spacious loft (optional bedroom #7) overlooking the staircase & backyard, a large master bedroom with ensuite & walk-in closet, 2nd floor laundry, & 3 more bedrooms.

**204-292-2912**

Single Family/2-storey



## Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$425,400.00**  
**\$464,195.00**

### 249 Ken Oblik Drive

- RANDALL HOMES

The Robson — 1,797 sq. ft.

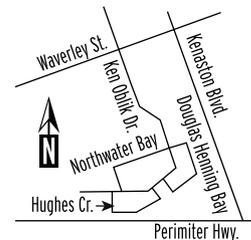
Designed to fit the active lifestyle of busy, on-the-go families. This 2-storey, 3-bedroom, 2.5 bath design comes via a striking sunken foyer which leads to a wide landing with a versatile lifestyle room and a powder room. An open-concept main living area includes an island kitchen with walk-in pantry, a generous eating area, and both spaces open onto a bright, airy great room completing the main living area.

Upstairs, the owner's suite is neatly separated from the generous secondary bedrooms to maximize privacy. The owner's suite includes a luxurious ensuite and large walk-in closet.

A big laundry room and luxurious 4-piece bath complete this versatile, functional and stylish home.

**204-299-5232**

Single Family/2-storey



## Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$392,733.00**  
**\$471,274.00**

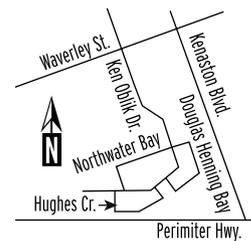
### 253 Ken Oblik Drive

- HILTON HOMES

Designed for the 2020 Parade of Homes, the Aria II has received some twists for '21 that make this groundbreaking plan even more of a must see. A wider foot print allows even more functionality in this stunning open-concept space. Make sure to sit and relax for a moment in the 2nd floor chaise lounge and bask in the sunshine. With more volume than an 80s hair band you can't help but fall in love with this plan as you stare out at the dining room, kitchen and great room from the top of the stairs.

**204-291-2220**

Single Family/Cabover



## Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$428,000.00**  
**\$530,828.00**

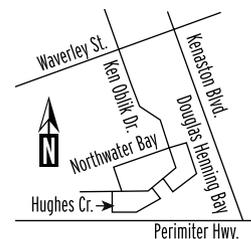
### 257 Ken Oblik Drive

- SIGNATURE HOMES

Signature Homes brings you a modern farmhouse style home with a grand front elevation for dramatic curb appeal! The garage entry leads to a convenient walk-through pantry and into the kitchen which is truly the center of this floor plan with its plethora of cabinets & huge island all finished in quartz. The living and dining room have matching 9' wide three-panel patio doors/windows for lots of natural light. The spindled staircase heads up to a large master with huge window & transom window over the bed. The ensuite is spa-like with 105" vanity, tiled shower & soaker tub which flows into the big laundry room. The hallway is drenched in light from multiple windows. Two more huge bedrooms with walk-in-closets complete the upstairs!

**204-453-7014**

Single Family/2-storey





Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$460,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$568,000.00**

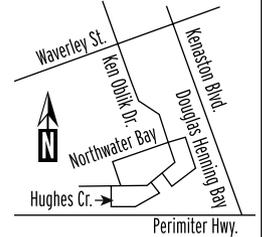
**261 Ken Oblik Drive**

- DISCOVERY HOMES

The Fairview A strikes a perfect balance between refined beauty and family-friendly design. This gorgeous open-concept home features a spacious dining room and kitchen, with added spice kitchen, perfect for entertaining. The high ceilings in the great room, open to the floor above, are stunning. High windows and an abundance of pot lights make this home bright and cheery, while the beautiful quartz countertops and kitchen backsplash add a touch of class. Three bedrooms up and one on the main floor provide space for the whole family. A comfortable loft, generous master bedroom and ensuite, lovely balcony overlooking the back yard, and a basement ready for development round out a home that is truly a must-see!

**204-231-8118**

Single Family/2-storey



Prairie Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$313,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$377,900.00**

**70 Ken Wong Bay**

- VENTURA CUSTOM HOMES

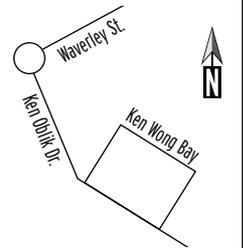
Welcome home to the Montana A-20 Unit A!

This 2-storey duplex home features a huge great room next to the wide open kitchen and dining area. The 2nd floor fits in 2 large bedrooms, a spacious master bedroom with a walk-in closet and ensuite, and 2nd floor laundry.

This home has it all!

**204-292-2912**

Duplex



RidgeWood West



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$614,600.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$614,600.00**

**107 Cassowary Lane**

- HEARTH HOMES

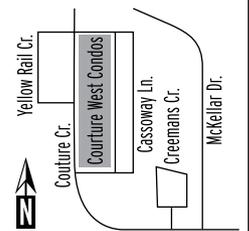
The timeless aesthetics of modern farmhouse and rustic lodge come together harmoniously to create a functional and stylish bungalow on the lake. The dark moody earth tones on the exterior blend seamlessly with the natural surroundings. Inside, features like a pocket office, two-sided gas fireplace, and a stylish master bedroom window seat keep practicality and comfort at the forefront of the design. Warm maple details and black fixtures play strikingly against the white backdrop.

It's a welcoming palette that encourages anyone to put their feet up and stay awhile. The brilliant use of space is highlighted by angled halls and nooks that cleverly use up every square inch.

[www.hearth-homes.com](http://www.hearth-homes.com)

**204-228-0447**

Single Family/Bungalow



RidgeWood West



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$390,800.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$501,749.00**

**5 Zimmerman Drive**

- BROADVIEW HOMES

Harmony and convenience come together to create this stunning 2-storey home.

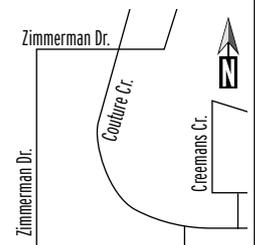
The Atwood is finished with 4 bedrooms and 3 full bathrooms, as well as a versatile loft and convenient second floor laundry. Upon entering the home, vinyl plank flooring leads you into the open concept kitchen, eating area and great room. Maple kitchen cabinets line the walls with a waterfall feature and ceramic tile backsplash providing a seamless balance. A guest room and full bathroom also adorn the main floor, while the other bedrooms are located upstairs.

The primary suite is the highlight with a large walk-in closet and private ensuite finished with double sinks and a glass & tile shower.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-798-0880**

Single Family/2-storey



## RidgeWood West



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$358,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$450,000.00**

### 9 Zimmerman Drive

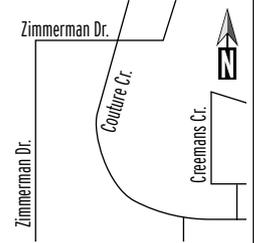
- KENSINGTON HOMES

You'll want to check out this stunning plan with 1,861 sq. ft. of living space. This attractive 2-storey features an open-concept layout with Heathered Oak laminate flooring and large kitchen that includes a walk-in pantry, 2-tone cabinetry, quartz countertops in Mont Blanc, tiled backsplash and floating shelves. The beautiful entertainment unit with electric fireplace, cultured stone and maple shelves will catch your eye immediately. The walk-in closet right off the garage entrance will help any family stay organized. Upstairs on the second floor you'll find a convenient laundry room, two linen closets, 4-piece bathroom and three spacious bedrooms including a primary bedroom with a walk-in closet and ensuite with double vanity. This home is the perfect example of modern design.

kensingtonhomes.com

**204-292-6775**

Single Family/2-storey



## RidgeWood West



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$429,400.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$496,340.00**

### 13 Zimmerman Drive

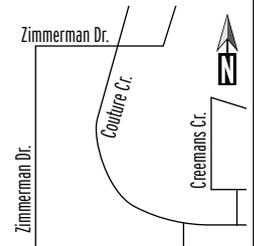
- RANDALL HOMES

The Douglas 36 — 1,800 sq. ft.

Families looking for a home that maximizes privacy but doesn't skimp on style and function will love this plan. Upstairs, parents can find solitude in a spacious, isolated owner's suite that offers his/her walk-in closets and a luxurious ensuite. A large laundry room and a 4-piece bath provides separation from the kids' spacious bedrooms. The main floor features a generous foyer, powder room and versatile lifestyle room. The open-concept main living area is airy and bright and offers a functional island kitchen, eating area and a spectacular great room perfect for family movie nights or entertaining. Families looking for a versatile, flexible home will find everything they need in the intuitively designed Douglas 36!

**204-479-2813**

Single Family/2-storey



## Ritchot - Grande Pointe Meadows



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$457,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$511,815.00**

### 431 Grande Pointe Meadows Blvd.

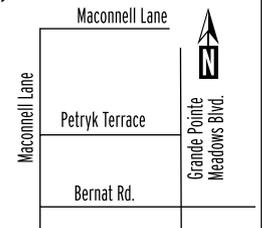
- RANDALL HOMES

The Kentwood 3.0 — 1,612 sq. ft.

Families and empty nesters alike will appreciate this 3-bedroom bungalow that offers style and function. The hub of the home is a bright, wide open main living area with spacious great room, chef-friendly island kitchen and large eating area open to the kitchen and great room. Thanks to the split plan, privacy has been maximized. The secondary bedrooms — which could be used by the kids or serve as a guest suite and den — are on one side of the home along with a 4-piece bath, while the spacious owner's suite is situated on the opposite side in its own private, well-appointed spot. You will love all the Kentwood 3.0 has to offer!

**204-451-5657**

Single Family/Bungalow



## Ritchot - Grande Pointe Meadows



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$375,800.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$428,900.00**

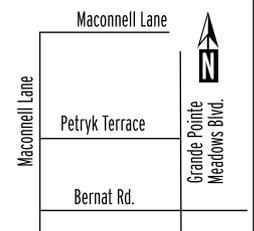
### 439 Grande Pointe Meadows Blvd.

- CONNECTION HOMES

Gorgeous 1467 SqFt bungalow, custom-built by Connection Homes! With a large front porch and beautiful craftsman-style elevation this 3-beds/2-baths is the home of dreams. It has oversized double-attached garage with workshop, 9' ceilings on the main floor, LED pot lights throughout, durable laminate flooring, custom kitchen cabinets with walk-through food storage pantry, massive island, quartz countertops, and MORE! The great room features massive windows that let in a ton of natural light, fireplace entertainment unit and the large dining area is perfect for the growing family. Down the hall you'll find a main floor laundry room, a full 4-piece bath, and 3 large bedrooms including the master bedroom with full ensuite bath, custom tile shower & walk-in closet!

**204-330-0019**

Single Family/Bungalow





Ritchot – Grande Pointe Meadows



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$381,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$485,232.00**

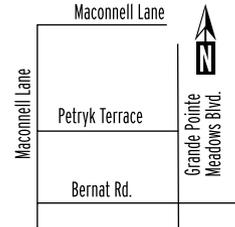
**447 Grande Pointe Meadows Blvd. - BROADVIEW HOMES**

Welcome to the Wayside, Broadview's newest bungalow home! This beautiful design is finished with 3 bedrooms, 2 bathrooms and 1,660 sq. ft. The family entrance leads you into the mudroom with a convenient closet space and main floor laundry that sits adjacent. From the main entrance, a spacious foyer opens to the main living areas of the home with vinyl plank flooring that spans throughout. The corner kitchen is completed with a walk-in pantry and island, with white cabinets, quartz countertops and a beautiful ceramic tile backsplash. A fireplace and entertainment unit adorns the great room with stunning appeal while the primary suite offers the perfect place to relax after a long day with a private ensuite and walk-in closet.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-688-6868**

Single Family/Bungalow



Ritchot – Grande Pointe Meadows



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$400,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$510,000.00**

**455 Grande Pointe Meadows Blvd. - KENSINGTON HOMES**

This 1,795 sq. ft. 3-bedroom, 2-bathroom bungalow has a modern country feel with a stunning front exterior and 3-car garage. The foyer has a beautiful glass door flanked by a large side light and transom window. The open-concept living area has a luxurious kitchen and 10' tall painted trayed ceilings in the dining room and great room, a unique feature in this home.

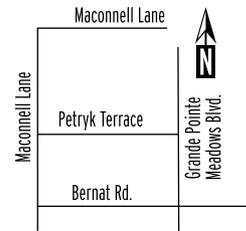
A large primary bedroom is located away from the kids' bedrooms for extra privacy and includes a walk-in closet and ensuite with double vanity. Entering from the garage is a mudroom that incorporates a walk-in closet and laundry space with linen shelves.

A covered deck off the study adds an extra bonus to the home's finishing touches!

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-294-5195**

Single Family/Bungalow



Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$309,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$385,000.00**

**200 Robert Bockstael Drive - KENSINGTON HOMES**

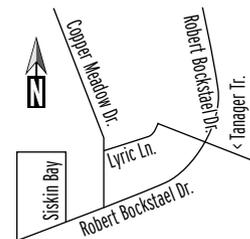
You'll want to visit this new 1,666 sq. ft. plan with a rear deck and 22'x22' detached garage. The foyer leads to the great room with large windows allowing plenty of natural light to seep in. The spacious kitchen with island has lots of counter and storage space including a cabinet pantry. Right off the kitchen is the rear entryway with closet space, broom closet and generous size powder room. The second floor maximizes every square foot and includes three spacious bedrooms, linen closet, laundry room and a micro office that leads to a balcony. The 2nd floor balcony is the perfect place to enjoy a morning cup of coffee.

Be sure to check out this impressive home!

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-290-4033**

Single Family/2-storey



Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$322,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$415,332.00**

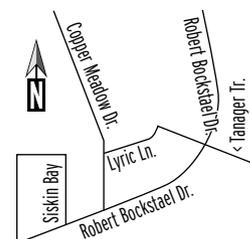
**204 Robert Bockstael Drive - BROADVIEW HOMES**

The Torres is a stunning detached home with 3 bedrooms, 2.5 bathrooms and 1,490 sq. ft. The exterior is beautifully finished with board and batten siding. Inside, vinyl plank flooring spans throughout the main floor. The open-concept layout creates the perfect place for spending time with the family. The galley-style kitchen is centrally located and is completed with Cloudburst MDF cabinets that effortlessly complement the quartz countertops. Upstairs, the secondary bedrooms are located towards the rear of the home with the primary suite at the front. A large walk-in closet and private ensuite accompany the bedroom. Cultured marble tops, vinyl flooring and a glass & tile shower make this space one that you won't want to leave.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-256-5615**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$515,500.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$743,938.00**

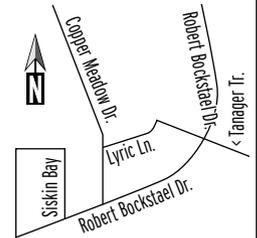
### 4 Siskin Bay

- **STERLING HOMES**

The Catalina is a truly luxurious home completed with 3 bedrooms, 2.5 bathrooms and 2,739 sq. ft. It's an entertainer's dream with a spacious kitchen, finished with an abundance of counter space and large island that features a built-in wine fridge. A gas fireplace and entertainment unit create a focal point in the space, while double garden doors lead to the open rear deck, perfect for summer nights spent outside. Upstairs, the primary suite is a true luxury. Double doors unveil the exquisite, deluxe ensuite which is completed with a free-standing soaker tub, two separate vanities and glass & tile shower. Heated ceramic tile flooring adds another touch of splendor, and the astounding walk-in closet is sure to impress.

**SterlingHomesWpg.com**  
**204-299-8100**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$554,500.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$554,500.00**

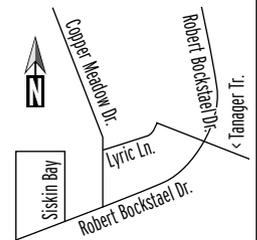
### 8 Siskin Bay

- **HEARTH HOMES**

Hearth Homes is heading west with this modern yet cozy 2-storey home that takes its inspiration from the laid-back California style. Wide plank floors, tactile textures, and buckets of white paint create the minimalist yet warm feel that welcomes you in. This is "open-concept" to a tee! The spacious kitchen overlooking the great room offers a massive 13' island, a passthrough to the dining room, and a casual dining space. The addition of the plaster fireplace adds a sense of age and rustic charm. There are 3 bedrooms and a flexible loft space upstairs but the cherry on top is the spacious master suite that offers a huge ensuite and a dedicated makeup vanity.

**www.hearth-homes.com**  
**204-228-0447**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$702,154.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$702,154.00**

### 12 Siskin Bay

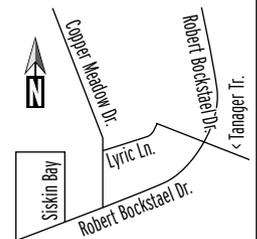
- **ARTISTA HOMES**

Welcome home to award-winning Artista Homes' newest Show Home in Sage Creek! This spacious home features 4 bedrooms, 3.5 bathrooms, a developed lower level and incredible soaring ceiling heights throughout. Massive eat-in kitchen with plenty of custom cabinets and luxurious amenities throughout. Incredible design and layout with large windows, and 12' tall basement ceiling. Artista Homes luxury at its finest.

Visit us during the Parade of Homes and find out how you can own your very own Artista Home!

**www.artistahomes.com**  
**204-415-6615**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$696,100.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$696,100.00**

### 15 Siskin Bay

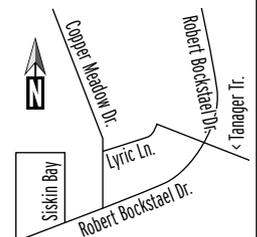
- **AVANTI CUSTOM HOMES**

A-2351 — 2,351 sq. ft.  
 This 2-storey plan delivers the function families desire without sacrificing style. The main floor features a generous foyer, powder room, lifestyle room and a mudroom that seamlessly connects with the garage and kitchen via a walk-through pantry. The main living area includes a stunning island kitchen with large eating area that opens beautifully onto a magnificent great room with a spectacular entertainment unit with electric fireplace. Upstairs, there's a big bonus room, spacious 4-piece bath, laundry room, two large kids' bedrooms – and a secluded owner's suite with elegant 4-piece ensuite and roomy walk-in closet. Stylish yet sensible, the A-2351 is perfect for a big, growing family!

— New Direction New Look —

**204-619-6755**

Single Family/2-storey





Sage Creek



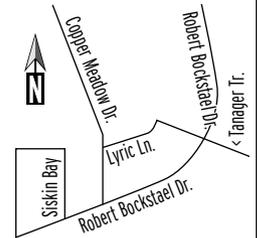
**Base Price** of House (not incl. land, gst or development charges if applicable) **\$797,385.71**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$797,385.71**

**16 Siskin Bay**

- MARIC HOMES

Located at 16 Siskin Bay in Sage Creek, this 1,800 sq. ft. bungalow creates a seamless blend of classic style and modern flair. With 3 bedrooms, 2 bathrooms, a main floor laundry room and a large rear deck, this home's beautiful open-concept living space is perfect for all families. Filled with unmatched craftsmanship and attention to detail, this striking home is an example of what made Maric Homes a two-time CHBA national award-winning custom home builder.

**204-339-2035**  
Single Family/Bungalow



Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$544,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$648,000.00**

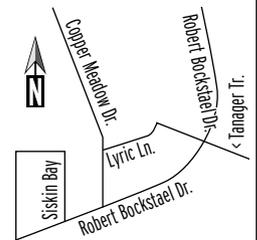
**19 Siskin Bay**

- FOXRIDGE HOMES

The Mackenzie home concept is a stylish contemporary family home with 2,563 sq. ft. of space with 3 beds and 2.5 baths. The cozy main living area is open-concept and has a fireplace with tile accents in the great room. The kitchen has cool tones and plenty of space to organize and entertain – and includes a study! On the second floor, the owners' suite has a dreamy ensuite with double vanity and tiled shower. Enjoy second floor laundry, loft and two more spacious bedrooms. This energy efficient home is complete with Smart Home Automation.

Don't miss seeing this highly evolved Foxridge custom home.

[foxridgehomesswp.com](http://foxridgehomesswp.com)  
**204-294-8520**  
Single Family/2-storey



Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$545,500.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$607,000.00**

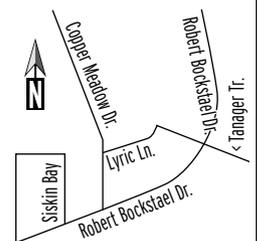
**20 Siskin Bay**

- GINO'S HOMES

Welcome to 20 Siskin Bay in beautiful Sage Creek by Gino's Homes. This Modern design stands alone with some very contemporary features such as the roof design, metal, Hardy and stone exterior finishings! Once inside, you'll take note of the large open spaces on the main level that are very accommodating when entertaining guests! Includes features such as large walk-in closets for coats/shoes. The butlers' pantry and spice kitchen are tucked away and perfect for preparing special dishes or treats! The second floor is reserved for family with 4 large bedrooms including a raised primary bedroom with a spa-like ensuite!

See 20 Siskin Bay and fall in love!  
Gino's Homes — 53 Years building in Winnipeg

[www.ginohomes.ca](http://www.ginohomes.ca)  
**204-488-2581**  
Single Family/2-storey



Sage Creek



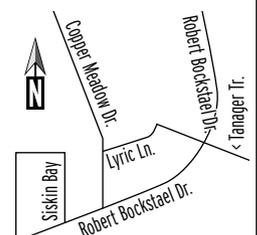
**Base Price** of House (not incl. land, gst or development charges if applicable) **\$536,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$536,000.00**

**23 Siskin Bay**

- KDR HOMES

Offering over 2,200 sq. ft. of contemporary, open-concept living, this beautiful three-bedroom, two-storey home is both functional and distinctive. Features include: double door front entry, second floor loft area with large second floor laundry room, tall wall feature that is open to below, gorgeous ensuite with soaker tub, his and her sinks, tiled shower, custom entertainment wall with tile feature, custom wine rack and specialized cabinetry throughout. Comes with appliances, fully landscaped, deck and window coverings.

[www.kdrhomes.com](http://www.kdrhomes.com)  
**204-261-8728**  
Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$404,500.00**  
**\$528,041.00**

### 3 Snowy Owl Crescent

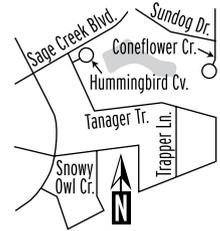
- BROADVIEW HOMES

The Monticello is one of Broadview's most popular plans, and for good reason! This 2,293 sq. ft., 2-storey home perfectly combines functionality with an aesthetically pleasing design. The open-concept main floor is perfect for entertaining with a large kitchen, great room and eating area, while the bedrooms on the second floor give an extra element of privacy. Vinyl plank flooring spans throughout the main level, beautifully complementing the tones in the kitchen cabinetry and quartz countertops. The fireplace creates a stunning feature with a cultured stone surround. Upstairs, the loft provides a versatile space while the primary bedroom is a truly luxurious retreat with a deluxe ensuite completed with double sinks, a soaker tub and glass & tile shower.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-256-5615**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$464,400.00**  
**\$528,150.00**

### 7 Snowy Owl Crescent

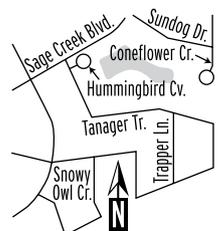
- RANDALL HOMES

The Dillon — 2,207 sq. ft.

The Dillon is designed to fit an active family's lifestyle. The spacious, angled foyer welcomes you to a main floor featuring a lifestyle room, a 2-piece bath and mudroom connecting to a walk-through pantry. Centered around the island, the spacious kitchen offers plenty of cabinet and countertop space. A huge eating area flows effortlessly into an inviting great room. The family-friendly second floor includes a loft, laundry room, well-appointed main bath, two generous-sized bedrooms for the kids – and a private owner's suite that offers a luxurious ensuite and roomy walk-in closet. Thoughtfully designed and filled with an impressive array of finishes, the Dillon delivers the style, function and livability that active families demand!

**204-228-1048**

Single Family/2-storey



## Sage Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$336,000.00**  
**\$436,000.00**

### 11 Snowy Owl Crescent

- KENSINGTON HOMES

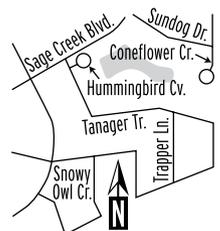
This modern plan with a stunning front exterior has 1,752 sq. ft. of living space including a spacious foyer with Everwood Premier vinyl plank flooring, open-concept layout with a gorgeous fireplace entertainment centre in the open-to-above great room and a beautiful kitchen with quartz countertops, 2-tone cabinetry and a walk-through pantry with access to the mudroom. A separate side entry at the basement stairwell is perfect for an optional basement suite. Upstairs on the second floor, a convenient laundry room, micro office space, three bedrooms including a primary bedroom with an ensuite and walk-in closet, as well as a 4-piece bathroom completes this functional family home.

Be sure to check out this contemporary design!

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-290-4033**

Single Family/2-storey



## St. Adolphe – Tourond Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$393,000.00**  
**\$419,750.00**

### 17 Chimney Swift Way

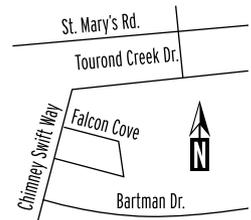
- A&S HOMES

The Yorkton IV is a 3-bedroom, 2-bath bungalow with 11' ceiling heights. The open-concept kitchen and dining room flow into the great room allowing for optimal entertaining. The kitchen is finished with an enlarged 8' island with quartz bar top, tiled backsplashes, an abundance of enriched cabinetry, and a large pantry for storage items. The house shines with laminate flooring, huge windows, several pot lights throughout, and a custom entertainment centre with fireplace. The master bedroom is large with a private walk-in closet and an ensuite featuring a glass-tiled shower with double vanities. The large deck and triple-car garage complements the huge lots in Tourond Creek.

Come visit and view other show homes at [www.ashomes.ca](http://www.ashomes.ca).

**204-256-0863**

Single Family/Bungalow





St. Adolphe – Tourond Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$427,000.00**  
**\$504,979.00**

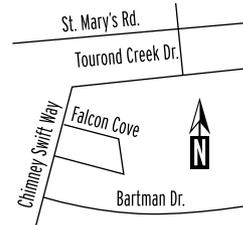
**33 Chimney Swift Way**

- SIGNATURE HOMES

Signature Homes offers a large-scale home with 3 bedrooms, 2.5 baths and triple garage to house your vehicles and still leave room for all the toys! The main floor features an elegant design with large front foyer & kitchen with quartz island complete with waterfall edges. The open-to-above living room is highlighted by custom maple woodwork, tile, and fireplace. Heading upstairs, you will find glass and black aluminum handrail to keep a bright open feel. The master bedroom features a white leather bed with a maple painted feature wall that mirrors the living room. A spa-like ensuite with makeup desk, tile shower and soaker tub finish off the grandeur! Two additional bedrooms, full bath & laundry round it off!

**204-453-7014**

Single Family/2-storey



St. Adolphe – Tourond Creek



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$339,000.00**  
**\$362,000.00**

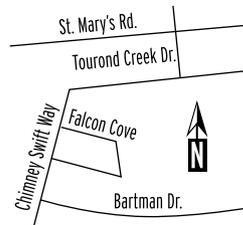
**6 Falcon Cove**

- DISCOVERY HOMES

Discovery's newest bungalow is both cozy and functional. The floor plan flows beautifully, with an open-concept living area separated from the three nicely sized bedrooms. This home boasts nine-foot ceilings with a tray ceiling in the living room, and a beautiful covered deck with access from both the dining room and master bedroom. Simple refinement is the theme of this home, with beautiful finishes throughout. A convenient main floor laundry and a basement ready for development round out a home perfect for busy families. Come see what Discovery Homes can do for you!

**204-231-8118**

Single Family/Bungalow



Stonewall – Quarry Ridge Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$506,408.00**  
**\$506,408.00**

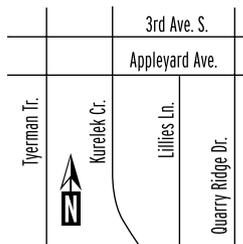
**5 Kurelek Crescent**

- WARKENTIN HOMES

WCH is proud to present this stunning bungalow in Quarry Ridge Park. This home features 5 bedrooms, oversized garage, timber posts, inviting living space with a linear gas fireplace, amazing kitchen with a large island and modern black accents. A fully finished lower level with fireplace and custom storage cabinetry are some of the must see features in this home.

**204-471-5401**

Single Family/Bungalow



Stonewall – Quarry Ridge Park



**Base Price** of House (not incl. land, gst or development charges if applicable)  
**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$359,900.00**  
**\$415,900.00**

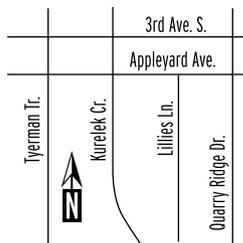
**4 Lillies Lane**

- VENTURA CUSTOM HOMES

Welcome home to the Kendall-19! This 1,485 sq. ft. modern bi-level home features a sleek, modern prairie-style elevation, an oversized garage, a spacious foyer, open-concept layout with huge windows facing the backyard, big bedrooms and a large private master bedroom with oversized walk-in closet and ensuite. The home also features a rear covered area for a future deck off the dining area, perfect for BBQing or closing in for a future 3-season sunroom. This home has it all!

**204-999-2460**

Single Family/Bi-level



## Summerlea



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$367,928.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$424,119.00**

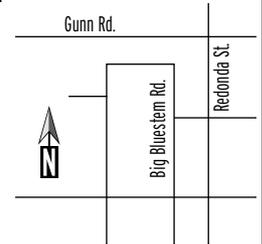
### 187 Big Bluestem Road

- DAYTONA HOMES

Welcome to the Quest II by Daytona Homes. This 1,646 sq. ft. home is styled with a fresh and airy Nordic Farmhouse vibe. The main floor features a two-tone kitchen in white and maple, with open shelves to display your wares. Open to a dining nook and great room, with electric fireplace with board and batten façade. A private powder room is tucked away, off the entrance. The main floor continues seamlessly to the second floor, with laminate flooring running throughout. Upstairs, you will find 3 bedrooms (walk-in closet in primary bedroom) and 2 full bathrooms, including an ensuite. Large laundry area and an open office nook complete this floor and give you a separate space for all your needs.

**204-202-6975**

Single Family/2-storey



## Summerlea



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$327,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$414,900.00**

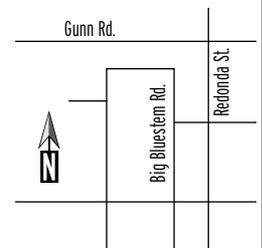
### 191 Big Bluestem Road

- VENTURA CUSTOM HOMES

Welcome Home to the Bristol C-21 in Summerlea, Winnipeg's newest subdivision! This 1,447 sq. ft. modern farmhouse-style 2-storey home features a stunning exterior with amazing curb appeal, an open-concept main floor layout with 9' ceilings, huge windows, 2nd floor laundry, private master suite with ensuite and walk-in closet and much more!

**204-226-7128**

Single Family/2-storey



## Summerlea



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$434,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$497,770.00**

### 195 Big Bluestem Road

- RANDALL HOMES

The Bentley — 1,814 sq. ft.

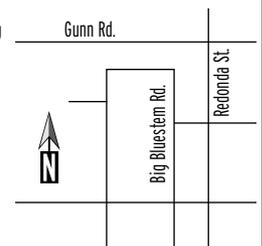
Come home to your own private sanctuary, a place where everything you need is in exactly the right spot. That's what the Bentley farmhouse provides. A large foyer leads you into the main living area, a versatile lifestyle room, powder room and mudroom. Step into the functional island kitchen, with walk-through pantry and a huge eating area.

A bright, airy great room finishes off the main living area, providing a fantastic spot to visit with company or make memories with family. An efficiently laid out second floor offers a loft, laundry room, two oversized bedrooms, a 4-piece bath and private owner's suite equipped with an elegant ensuite and walk-in closet.

The Bentley farmhouse is the ultimate family home!

**204-227-5758**

Single Family/2-storey



## Summerlea



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$380,800.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$476,611.00**

### 199 Big Bluestem Road

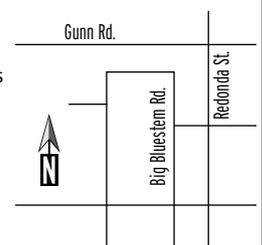
- BROADVIEW HOMES

The Harlow is a beautiful 2-storey home completed with 3 bedrooms, 2.5 bathrooms and 1,870 sq. ft. of living space. Its modern farmhouse appeal starts on the exterior with board and batten paneling and carries on to the interior of the home. Vinyl plank flooring spans throughout the main floor. Delaney maple cabinets in the kitchen create a warm and welcoming appeal and set the stage for the quartz countertops and ceramic tile backsplash. An electric fireplace and entertainment unit with a cultured stone surround creates a focal point in the great room. Upstairs, a spacious walk-in closet and private ensuite accompanies the primary bedroom. Finally, the second floor laundry room adds convenience along with a versatile second floor loft.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-795-8392**

Single Family/2-storey





Summerlea



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$390,200.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$412,800.00**

**203 Big Bluestem Road**

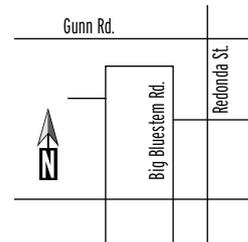
- A&S HOMES

The Isla is the perfect family home with 3 large bedrooms and 2.5 baths. You will love the open-concept layout, 18' ceilings, formal dining area, and large great room with custom entertainment centre & fireplace. The kitchen boasts enriched cabinetry, a large walk-through pantry, and an island with bar. A tiled backsplash and quartz countertops make this kitchen as gorgeous as it is functional. The main floor offers plenty of closet space, as well as laminate flooring and pot lights throughout. The master suite includes a large walk-in closet, and an ensuite with a glass-tiled shower and large vanity. The second floor is equipped with a laundry room with window allowing natural light.

View A&S show homes at [www.ashomes.ca](http://www.ashomes.ca).

**204-256-0863**

Single Family/2-storey



West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$304,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$357,842.00**

**104 Middlechurch Gate**

- BROADVIEW HOMES

Welcome to The Jasper! We're elated to introduce Broadview's newest and first of its kind, our bungalow-style duplex home! This home features 2 bedrooms, 2 bathrooms and 1,296 sq. ft. A covered concrete front porch leads you into the foyer where vinyl plank flooring carries you through to the open-concept living areas. The galley-style kitchen is finished with white maple cabinets, quartz countertops and a ceramic tile backsplash. The primary suite is located towards the rear of the home with a spacious walk-in closet and pocket door entrance into the ensuite. Cultured marble vanity tops and a glass & tile shower create a resort-like experience in your very own home. Finally, convenient main floor laundry in the mudroom finishes this beautiful home.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-583-1722**

Duplex



West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$369,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$484,000.00**

**123 Middlechurch Gate**

- KENSINGTON HOMES

This brand new modern bi-level plan with a stunning front exterior has 2,180 sq. ft. of living space including a spacious front foyer with a walk-in closet and 3-piece bathroom. Up the stairs on the main floor is a study, open-to-above formal living room, kitchen with large island, family room and dinette that leads out to the deck. On the top floor, a convenient laundry room, linen closet, 4-piece bathroom and four bedrooms including a primary bedroom with a walk-in closet and ensuite, that is located down the stairs away from the other bedrooms for extra privacy, completes this functional family home. Be sure to check out this new design!

[kensingtonhomes.com](http://kensingtonhomes.com)

**204-997-3583**

Single Family/Bi-level



West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$519,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$519,900.00**

**127 Middlechurch Gate**

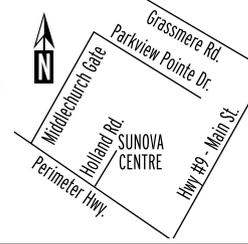
- ADR PROPERTIES

Luxury abounds at this spacious 4-bedroom, farm-house style home in the new neighbourhood of Parkview Pointe. This 2-storey home is perfect for entertaining. You and your guests will love the open-concept layout, dining area, and large great room with a gas fireplace with custom black chimney. The beautiful & functional kitchen boasts enriched cabinetry, a walk-in pantry, an oversized island, tiled backsplash and quartz countertops. The gorgeous maple stairway leads you to the upper level offering a welcoming loft area. The primary suite includes a custom walk-in closet, and ensuite with a soaker tub shower, in-floor heat and floating vanity. Hardwood flooring, designer lighting & finishes and a sound system are all featured within this setting.

Experience the ADR difference today!

**204-989-9000**

Single Family/2-storey



## West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$407,900.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$558,900.00**

### 131 Middlechurch Gate - VENTURA CUSTOM HOMES

Welcome home to the Edgemont B!

This 2,174 sq. ft. home checks off all the boxes: a sleek, modern prairie-style elevation, main floor bedroom and full bathroom with tub/shower perfect for guests, elderly parents or others with special needs, a wide open-concept main floor layout with 9' ceilings, spacious island kitchen with HUGE walk-in pantry, convenient 2nd floor laundry room, 3 large bedrooms, an open loft area and private master bedroom with ensuite and walk-in closet.

The Edgemont is our top-selling home model for so many reasons!

**204-510-9485**

Single Family/2-storey



## West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$395,500.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$539,022.00**

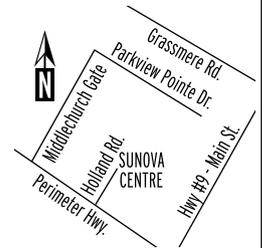
### 139 Middlechurch Gate - BROADVIEW HOMES

This impressive 2-storey home has an abundance to offer its owners. With 3 bedrooms, 2.5 bathrooms, a versatile loft and 2,159 sq. ft., this home is perfect for families of every size. The open-concept main floor lends a perfect space for entertaining; the kitchen is finished with an island and walk-through pantry, with beautiful white cabinets, quartz countertops and ceramic tile backsplash. The built-in electric fireplace and entertainment unit creates a focal point in the great room and main living areas. The second floor deluxe layout features a loft, laundry room and deluxe primary suite. In the ensuite, double sinks, a free-standing soaker tub and glass & tile shower creates a resort-like experience, perfect for a relaxing evening at home.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-583-1722**

Single Family/2-storey



## West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$435,400.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$477,230.00**

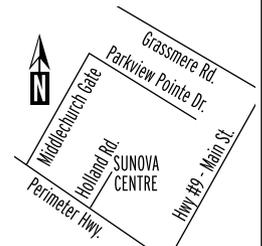
### 143 Middlechurch Gate - RANDALL HOMES

The Sydney Six — 1,766 sq. ft.

This plan offers incredible style and livability with an expansive foyer leading to a light-filled main living area featuring an island kitchen with pantry, roomy eating area and spectacular great room with soaring ceiling and floor-to-ceiling windows. A mudroom with laundry area, 2-piece bath and lifestyle room, that can be used as an office or in-law suite, complete the main floor. Upstairs, there can be three bedrooms with a view down to the great room or four bedrooms and a loft. Meanwhile, the huge, secluded owner's suite comes with a beautiful ensuite, big walk-in closet and a built-in make-up station. This family-friendly home has all the trappings!

**204-880-4828**

Single Family/2-storey



## West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$435,400.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$549,995.00**

### 147 Middlechurch Gate - A&S HOMES

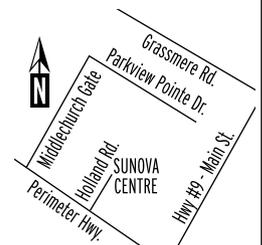
The Hampton is A&S Homes' newest 2-storey luxury home. This large 5-bedroom, 3-bath design is perfect for a large family with its privacy side-entry door to the lower level.

Suited for entertaining with its open-concept layout, 8' built-in custom bar off the kitchen, formal dining/flex room and its large great room featuring 18' ceilings and a custom entertainment centre with tiled fireplace. The kitchen boasts Yorkshire white and grey cabinetry, quartz countertops, an enlarged 8' island with extended bar, tile backsplash and huge walk-in pantry. The main floor shines with laminate floors, glass railings, and pot lights throughout. The master suite has an enlarged walk-in closet, and 5' custom glass-tiled shower.

Visit at [www.ashomes.ca](http://www.ashomes.ca).

**204-256-0863**

Single Family/2-storey





West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$285,000.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$352,900.00**

**151 Middlechurch Gate**

- GINO'S HOMES

Welcome to 151 Middlechurch Gate by Gino's Homes. Situated in beautiful Parkview Pointe in the RM of West St. Paul. This timeless bungalow plan features a stunning great room that's open to the large kitchen with island and faces the back yard. This custom plan also has 3 private bedrooms tucked away from the rest of the main living area, 10' high ceilings with an abundance of windows allow light to flow freely throughout. The linear fireplace is a show stopper, and have you ever seen what "Metallic Dark Oak" is? If not, come and see for yourself and fall in love!

Gino's Homes — 53 Years building in Winnipeg

[www.ginohomes.ca](http://www.ginohomes.ca)

**204-488-2581**

Single Family/Bungalow



West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$313,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$348,900.00**

**9 Wuerch Crescent**

- VENTURA CUSTOM HOMES

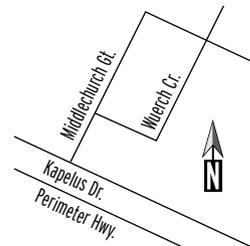
Welcome home to the Montana A-20 Unit A!

This 2-storey duplex home features a huge great room next to the wide open kitchen and dining area. The 2nd floor fits in 2 large bedrooms, a spacious master bedroom with a walk-in closet and ensuite, and 2nd floor laundry.

This home has it all!

**204-510-9485**

Duplex



West St. Paul – Parkview Pointe



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$329,500.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$365,222.00**

**17 Wuerch Crescent**

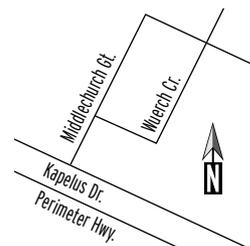
- BROADVIEW HOMES

The Sherwood offers an affordable, functional floor plan with all the features you'd want! This 2-storey duplex home is finished with 3 bedrooms, 2.5 bathrooms and 1,518 sq. ft., with an open-concept main floor. The galley-style kitchen provides upscale finishes with quartz countertops and a ceramic tile backsplash. Similarly, the kitchen offers a functional space that boasts a large island and pantry. Vinyl plank flooring spans throughout the main floor spaces, offering a durable yet beautiful surface. Upstairs, the primary suite is located towards the front and is finished with a private ensuite and walk-in closet with the secondary bedrooms towards the rear. The second floor laundry room provides convenience and is completed with a built-in linen shelf.

[BroadviewHomesWpg.com](http://BroadviewHomesWpg.com)

**204-583-1722**

Duplex



West St. Paul – River Springs Grove



**Base Price** of House (not incl. land, gst or development charges if applicable)

**\$395,900.00**

**Selling Price** of House (not incl. land, gst or development charges if applicable)

**\$605,900.00**

**17 River Springs Drive**

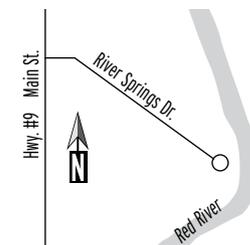
- VENTURA CUSTOM HOMES

Welcome home to the Ridgedale A-21!

This striking 1,771 sq. ft. modern farm-style bungalow features a beautiful deep front porch, prominent front columns, sleek roofline, 9' ceilings in the massive open-concept common area of the home, main floor laundry, huge windows throughout and an oversized master suite complete with spacious ensuite and walk-in closet.

**204-510-9485**

Single Family/Bungalow



## West St. Paul – River Springs Grove



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$385,400.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$418,200.00**

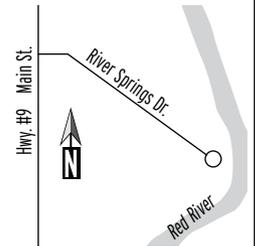
### 21 River Springs Drive

- DANZANTE HOMES

Functionality and design come together to create a perfectly unique family bungalow home. The Connor II features 3 bedrooms, 2 full bathrooms, and 1,650 sq. ft. of living space, an open-concept floor plan with 9' main floor vaulted ceilings complete with beams and/or tray ceilings, custom glass & metal stair railing and boasts comfort and shines bright with natural light. The gourmet kitchen, main floor master suite along with main floor laundry and an oversized double attached garage are just some of the luxurious features of this home. Also included in this home are an ICF foundation, engineered floor joists, and a covered back deck complete with composite decking.

**204-777-0838**

Single Family/Bungalow



## West St. Paul – River Springs Grove



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$515,000.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$515,000.00**

### 29 River Springs Drive

- SUMMERVIEW HOMES LTD.

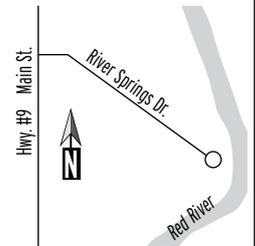
Summerview Homes is proud to present this stunning 1,737 sq. ft. bungalow in the new River Springs development in West St. Paul. The exterior offers you a modern yet tasteful design with its acrylic stucco, stone and wood accents. The oversized 3-car garage offers plenty of room with 8' high doors. With an open-concept design featuring 3 bedrooms, 2 baths, 9' & 10' ceilings, maple glass railings and many more stunning elements. The master bath features heated tile floor, a tiled walk-in shower, custom glass door and show piece stand-alone tub. The basement is equipped with 9' ceilings, steel beam construction, and the Seco Air system for a healthier and more comfortable living space.

A must see!

[Summerviewhomes.ca](http://Summerviewhomes.ca)

**204-995-2133/204-470-0047**

Single Family/Bungalow



## West St. Paul – River Springs Grove



**Base Price** of House (not incl. land, gst or development charges if applicable) **\$430,360.00**  
**Selling Price** of House (not incl. land, gst or development charges if applicable) **\$448,028.57**

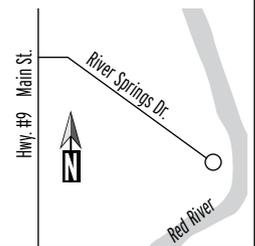
### 37 River Springs Drive

- GS HOMES LTD.

Award-winning builder GS Homes' crafted 2160 sq. ft., 2-storey home. Located in a very desirable neighbourhood of West St. Paul. This beautiful custom-designed 2-storey home offers 4 bedrooms + 3 full baths, oversized triple attached garage. Main floor features 9' ceilings, den, large living room with fireplace and entertainment centre. Large kitchen with quartz countertops, ceiling height gloss/melamine cabinetry, island, and LVP flooring throughout. Gorgeous staircase with glass railing. The second floor offers 2 good size bedrooms, a primary bedroom with a deluxe ensuite and walk-in closet. Nice loft area with full bath. 4-inch baseboards, triple pane windows, premium lighting package complements the house and adds to its beauty. 8' clear basement height with larger above ground windows.

**204-218-9999**

Single Family/2-storey



## NEED MORE REASONS TO BUILD A NEW HOME?

### Here are just a few benefits:

- Instead of living with a previous owner's choices, you choose everything — bungalow or two-storey, main-floor office, galley kitchen or open-concept.
- Location: Do you want to live close to your parents, or grandkids? In the country or close to downtown? Build in the location of your choice.
- Forget about the stress and expense of renovations. Everything from the furnace to the roof is brand-new.
- New homes are energy efficient — more comfortable, with better air quality, reduced greenhouse-gas emissions and lower costs.

# WINTER, SPRING, SUMMER AND FALL ...

## SHOW HOMES ARE OPEN FOR SAFE VIEWING YEAR-ROUND

Over the past four decades, touring show homes during the Parade of Homes has been a rite of spring for thousands of Manitobans.

For the time being, seeing Parade show homes will be a different experience, as Manitoba Home Builders' Association (MHBA) members have taken precautions to ensure the comfort and safety of visitors and sales representatives alike.

Many builders are asking visitors to tour show homes or condo display suites by appointment only, after viewing photos and videos online.

Visitors will find posted health and safety information, and you can expect all show homes to be following enhanced sanitation procedures.

As a courtesy to others, use hand sanitizer, maintain a safe distance from fellow visitors and do not visit show homes if you have recently travelled or if you are experiencing flu-like symptoms.

And remember — show homes are available for viewing year-round.

While you'll find the greatest variety during the Parade, many show homes will still be open after the Parade officially ends.

If you're interested in a particular show home or builder, call or visit the company website to find show home locations any time.

Many builders have additional show homes that are not entered in the Parade, and in newer neighbourhoods, you may be able to tour several on the same block.

---

Keep an eye on the MHBA's social media and website at [homebuilders.mb.ca](https://homebuilders.mb.ca) for year-round updates as well as Parade news.



# the GOODS

## fun, fanciful & functional FINDS

FINALLY, WE'VE BEEN ABLE TO SPEND SOME QUALITY TIME AT HOME — LOTS AND LOTS OF QUALITY TIME. SO MUCH QUALITY TIME. WITH FALL IN THE AIR, AND WINTER FAST-APPROACHING, PREPARING FOR COLDER DAYS AND LONGER NIGHTS IN OUR COZY NESTS IS TOP OF MIND. ORGANIZING AND REFRESHING OUR INDOOR SPACES TO ADD SOME EARLY COMFORT AND JOY WILL GO A LONG WAY TO MAKING THE SEASON BRIGHT.

Compiled by Pat St. Germain



2



1

1. Congratulations, you've finally landed a corner office. Sure, it's a corner of the dining room, but that's one sweet commute you've got there. This three-piece bar table set (\$400) from HomeSense ([homesense.ca](https://www.homesense.ca)) is ideal for a small space — and at happy hour, presto-chango! It turns back into a bar. Add a vertical wall-storage unit (\$60), a splash of colour in a desktop flower pot (\$8), and a pair of hanging macrame planters (\$24 each), then get busy.
2. Left your glasses in the rec room? Again? Never mind, with a two-pack of cheaters (\$20) you'll always have a pair and a spare handy. Store them in a felt organizing tray with all your other home-office essentials and stash the whole shebang in an attractive plastic woven basket (two for \$17) from Marshalls and HomeSense ([homesense.ca](https://www.homesense.ca)).
3. If you're tired of looking at the same four walls, change the view. Artist Denise Gray has tons of fun options. She leaves no stone unturned as she gathers natural materials on beaches and greenspaces around Lake Winnipeg, then uses sticks, stones and shells to create whimsical 3D pebble art. Sold in shadow boxes or wood frames, each work is unique, whether it's a fresh take on a popular design or a custom piece for a special occasion. Explore her work online at [pebbleartbydenise.com](https://www.pebbleartbydenise.com), on Etsy and at GoodLocal ([goodlocal.ca](https://www.goodlocal.ca)).

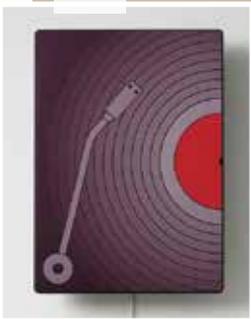


3





4



4. IKEA and Sonos have been making beautiful music together for the past few years, stashing Symfonisk wi-fi speakers in table lamps and bookshelves. Now, you could say they've raised their collaboration to an art form with new wall-mountable picture-frame speakers in futuristic black or white web patterns. Each speaker costs \$249 at IKEA Canada ([ikea.com.ca](http://ikea.com.ca)). For a few dollars more, you can change up the look with replacement covers in splashy pop art or phono-graphic designs.

5. Minimalist abstract prints and textiles are the specialty of the house at Winnipeg's The Basic Shoppe. Along with greeting cards (\$16 for a four-pack), hand-painted face masks (\$20), planter pouches (\$25-\$40), soy candles (\$22) and 12-inch by 16-inch prints, the local makers offer adorable, hand-painted tooth fairy pillows (\$22), with a pocket for the tooth and the fairy's gift. Shop online at [thebasic.ca](http://thebasic.ca) or [goodlocal.ca](http://goodlocal.ca).



5



6. Some of us spend half the workday wool-gathering. Others make a whole career of it. For the past two decades, Roseau River's Kroeker family has produced luxury mattresses and other goods with wool from certified-humane gatherers in the U.S. Their company, Shepherd's Dream, is the sister company of its U.S. counterpart — literally. U.S. founder Eliana Jantz and Manitoba's Janet Kroeker are sisters. Anyhoo, all-wool mattresses start at \$1,300, and other goods include baby bedding (from \$49), travel pillows (\$17) and — for the pampered pet — mattress-style beds in four sizes (\$40-\$105) or bassinet-style beds for small dogs or cats (\$80-\$90) Soft and sustainable, wool keeps humans and animals warm in winter, and cool in summer, providing the ultimate in comfort. Dream all about it online at [shepherdsdream.ca](http://shepherdsdream.ca).



6



CUSTOM ART



**MURAL,  
MURAL,  
ON THE**

*Wall*



By Wendy King — Photos by Darcy Finley

**>> GOT A BARE WALL** just begging for a hit of colour? Or does it need something more dramatic or fun?

Is your wild-wall fantasy a steam locomotive surrounded by psychedelic flowers? Maybe a jungle full of animals? Or how about a stone wall with a window view of a neighbouring castle?

If you really want to go big, a one-of-a-kind mural from Creative Reign, Artwork and Murals by Rachel Lancaster will give you a colourful eyeful.

Lancaster, 34, didn't start out as a mural painter, but says she always loved colour and art. In her twenties, she stepped away from a career in human resources.

"One day I just picked up some paper and decided to teach myself to paint," she says.

She honed her skills and then tackled a big project — a blank wall in her mother's Oak Bank bakery.

"I asked her if I could paint something on the wall, so I painted a little bistro scene, and then I posted it online," she says.

Celebrations Dinner Theatre staff spotted the post and saw potential. They invited her to paint sets, and even offered to train her.

*Cont'd on page 96*

**No paint job is too big  
for this creative artist**

**I ASKED HER IF I COULD PAINT  
SOMETHING ON THE WALL,  
SO I PAINTED A LITTLE BISTRO  
SCENE, AND THEN  
I POSTED IT ONLINE.**

## MURAL, MURAL, ON THE WALL

— Cont'd from page 95

"They taught me how to paint quickly and from there I never really looked back," she says.

Lancaster's style is "process-oriented," and conversations with clients guide her. Some clients are very particular and specific.

"They'll come with a whole bunch of things added together and then I'll have to create that on the wall."

Some follow her work online and just want Lancaster to have free rein.

"Their direction might be, 'I really want a bluebird,' or they might pick an animal or something and then that's the only direction that I have."

Lancaster also works with interior designers.

"They'll tell me, 'This is the vibe or the palette we want to go with.' Maybe it's edgier or maybe an angular design — they'll choose the concept and then I just make it happen."

Recently, she worked in a newly built home whose owners were inspired by a handful of photos they saw on Pinterest.

"So I just took colours from their house and used their ideas to design something contemporary, so it looks like the mural was always part of the house."

Most of her work is freehand and the best results come in trusting the process, taking inspiration from the room and the wall itself and letting it flow together.



**CREATIVE REIGN FOUNDER AND ARTIST RACHEL LANCASTER.**

"Sometimes I just stand there and stare at the wall for five minutes and then I have a better idea."

She recently completed an assignment in an eight-storey apartment block, painting a simple, bold design of a number with a graphic element beside each elevator door. She says painting is much more time- and cost-effective than a vinyl graphic.

*Cont'd on page 98*



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3 Bathrooms



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**THE MONTICELLO**  
www.broadviewhomeswpg.com

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2 storey  
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2.5 Bathrooms



**THE BLOOM**  
www.signaturehomes.ca

2,023 ft<sup>2</sup>  
2 Storey  
3 Bedrooms  
2.5 Bathrooms



**THE BARRINGTON**  
www.randallhomes.net

2,377 ft<sup>2</sup>  
2 Storey  
3 Bedrooms  
2.5 Bathrooms

## MURAL, MURAL, ON THE WALL

— Cont'd from page 96

"I had one property manager tell me that it was such a hassle to get the colours to match for a vinyl graphic border, and then six months later someone ripped something off the wall and now he has to replace the whole thing," she says.

"With paint, I can easily match colours on any project and come in and quickly touch up just the damaged area."

Lancaster says murals are also a great alternative to wallpaper on walls that have some "wonk" in them.

"I had a client wallpaper an entire bathroom with angular walls in a kind of greenery, and while I was there painting in another room she asked me to come and take a look — and it looked good, but there were sections of the wall where you could definitely tell it was wallpaper because it couldn't perfectly line up," she says.

"I could have just painted it to fit the space."

Prepping a wall for an indoor mural is just like any other paint job.

"If you're in an older home, I'll typically wash and prime. If it's a brand-new home I won't need to do that," she says.

For outdoor murals, which she can paint on sheds, garages, pool houses, fences and more, she uses exterior paint and encourages clients to topcoat annually, which adds years of life to the mural.



**MURALS ARE ALSO A GREAT ALTERNATIVE TO WALLPAPER ON WALLS THAT HAVE SOME "WONK" IN THEM.**



Wherever she puts her brush to work, Lancaster loves the challenges her clients come up with.

"Don't be afraid to ask. If you come up with something crazy, I'm going to help you make it happen," she says.

"That's the best part of this job — I never know what the client is going to say and I am constantly being surprised with such good ideas."

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**11 Sheilagh Ball Cove**  
Devonshire Park

**11 Snowy Owl Crescent**  
Sage Creek

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Sage Creek

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# Warm & WELCOMING



FOXRIDGE HOMES — Bridgewater Trails

## Heart of the home is tailored to family life

By Jennifer McFee — Photos courtesy of Foxridge Homes

**>> SHOW-HOME KITCHENS** tend to stir up a lot of interest, giving visitors a taste of the latest design trends.

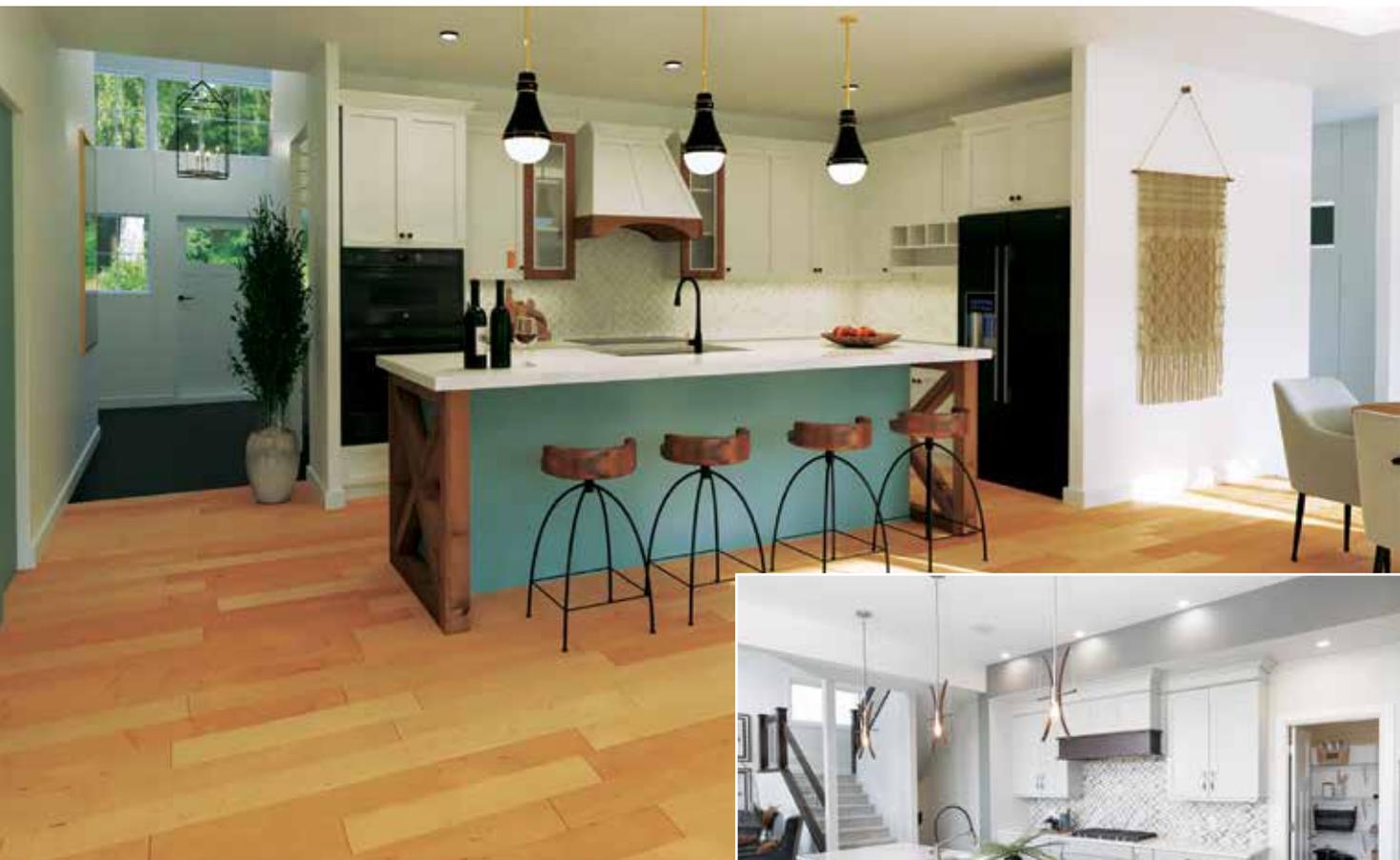
As marketing manager for Foxridge Homes, Colleen Chaput has a front-row view when new show homes make their debut, and the kitchen is always the main attraction.

**WITH BEING AT HOME SO MUCH, FAMILY DINNERS HAVE HAD A RESURGENCE.**

"The kitchen is and always will be the heart of the home. Now, more than ever with the pandemic, people are discovering their inner chef and cooking more than they ever have — and trying new recipes, gadgets and cooking styles. With being at home so much, family dinners have had a resurgence," Chaput says.

*Cont'd on page 102*





FOXRRIDGE HOMES — 13 Stone Hearth Lane — Oak Bluff West

## WARM & WELCOMING

— Cont'd from page 101

“Even as times change and life gets busy again, the kitchen is where the family will still gather at the end of a long day to talk while cooking and preparing food. And it’s always where family and friends gather during get-togethers and life events. The kitchen needs to flow and function and have space for everything you need.”

Chaput says the farmhouse-style kitchen is gaining momentum, since its cooking and eating spaces are geared to accommodate big family meals, with a beautiful farmhouse sink for clean-up afterwards. Features tend to include warm wood accents, large islands, open shelving and exposed wood beams on vaulted ceilings.

For a first-hand look at a modern farmhouse kitchen, Chaput suggests Parade visitors check out the brand-new Foxridge show home at 13 Stone Hearth Lane in Oak Bluff West (depicted here in an artist’s rendering).

“Our design team, along with Two30Nine by Decor, created a dream design with a massive island with wood crosspieces at the ends against a velvety blue-grey colour,” she says.



**THE FARMHOUSE-STYLE KITCHEN IS GAINING MOMENTUM, SINCE ITS COOKING AND EATING SPACES ARE GEARED TO ACCOMMODATE BIG FAMILY MEALS.**

“It has a farmhouse sink and black smart faucet and hardware, and white integrated range hood that is set against beautiful white cabinetry with wood accents.”

This Oak Bluff West kitchen incorporates two wall-tile colours and an extra-wide pantry with three doors that match the blue-grey colour of the island for a cohesive finish.

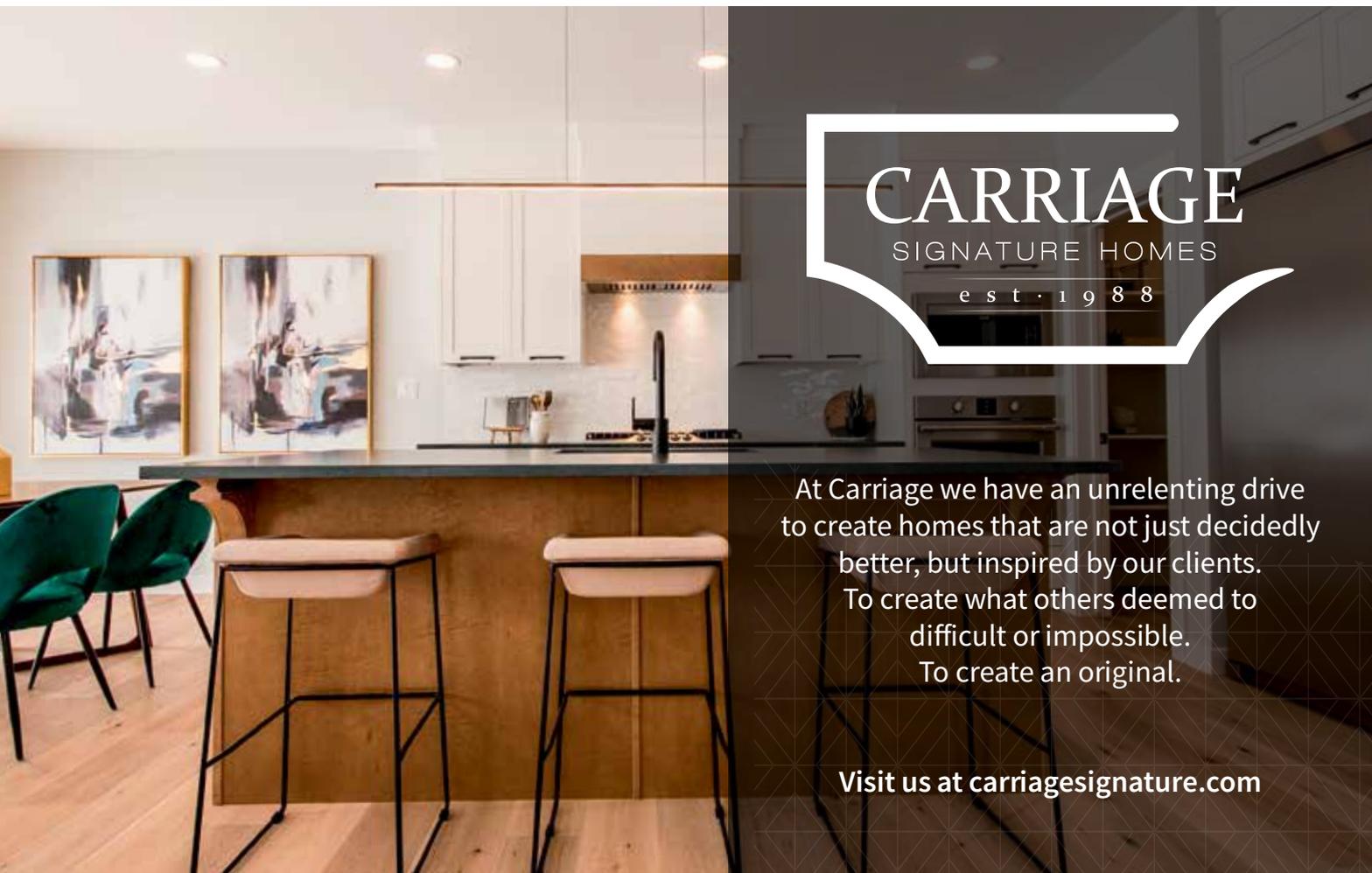
Cabinet colours continue to be a key component of any eye-catching kitchen design. Hues such as soft greens, greys, grey-greens and blues are on trend, often paired with warm wood accents.

Cont'd on page 104

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## WARM & WELCOMING

— Cont'd from page 102

Another option is to incorporate a bold colour on the kitchen island, offset by white or light-coloured cabinetry. And tuxedo kitchens continue to be a hot trend.

“Typically white and black, they are so sophisticated and polished,” Chaput says. “The latest versions incorporate warm wood accents through cabinetry, countertops or decor.”

A recent show home in Bridgwater Trails exemplified the look. It was outfitted with a gorgeous range and hood fan from French luxury brand La Cornue. The massive stove made a statement in the black-and-white kitchen, and it boasted a vault gas oven and a warming drawer, ideal for proofing bread dough.

Steam ovens are a more common luxury, particularly for health-conscious cooks. They lock in moisture, which eliminates the need to add extra oils or fats to food.

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**STEAM OVENS ARE A MORE COMMON LUXURY, PARTICULARLY FOR HEALTH-CONSCIOUS COOKS.**

“The healthy home is something that we have really focused on this year,” Chaput says.

“We have incorporated smart faucets in our show-home kitchens as we continue to evolve our homes with the changing times. These U by Moen Smart Faucets are voice-activated and touchless, meaning your kitchen’s high-touch surfaces are clean and free of germs and dirt. You can also get specific measurements and temperature of water by voice

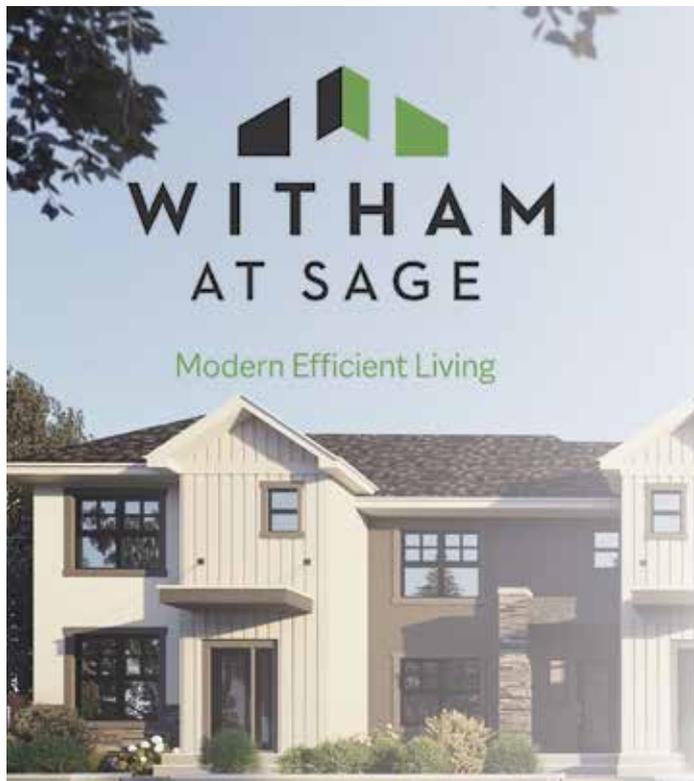


command and connect to your smartphone for individualized presets.”

During the Fall Parade of Homes, Foxridge Homes will present four new show homes — in Sage Creek, Bridgwater Trails, Taylor Farm and Oak Bluff West — and Chaput says each will have a distinct kitchen.

“They are all different, from farmhouse to totally contemporary, and they must be seen.”

POH



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# ENERGY EFFICIENCY



# BRINGING SAVINGS Home

## Rebate program encourages eco-friendly design

By Trina Rehberg Boyko

**>> INCREASINGLY ENERGY-EFFICIENT HOMES** are the way of the future, and they're more accessible than ever.

Efficiency Manitoba puts energy savings in the hands of all Manitobans, with a variety of programs to help homeowners upgrade insulation, mechanical systems and appliances.

If you're planning to build a new home, you can work with the province's newest Crown corporation from the start to ensure your home is as efficient as your budget allows.

The benefits of maximizing energy-saving options? Your utility bills will be lower, you'll reduce your environmental impact and your home will be more comfortable through those hot summers and frigid winters.

There's also some pretty cool technology out there to help your home perform better and to make life easier for you and your family.

Since Efficiency Manitoba launched in April 2020, its New Homes Program has received more than 400 applications. With its slogan, 'Design with energy efficiency in mind,' the program helps participants do just that — design their homes in a way that makes them energy efficient from the ground up.

Over 20 years, a home that is certified energy efficient may reduce greenhouse gas emissions by 37 tonnes or more. That's the equivalent of taking eight cars off the road and saving 3,980 trees from harvesting.

The New Homes Program offers two options: The prescriptive path, which provides a \$1,200 rebate for adding 10 mandatory energy-saving upgrades; or the performance path, which provides a rebate between \$1,500 and \$12,000, depending on how the design stacks up against Natural Resources Canada's EnerGuide rating system.

Any home that qualifies for the New Homes Program — whether it's a single-family home or a multi-family dwelling — also qualifies for a mortgage insurance premium rebate from the Canada Mortgage and Housing Corporation (CMHC). For those who choose the prescriptive path, the refund equals 15% of your insurance premium, while those taking the performance path may see a refund of 15-25%.

**THERE'S ALSO SOME PRETTY COOL TECHNOLOGY OUT THERE TO HELP YOUR HOME PERFORM BETTER AND TO MAKE LIFE EASIER FOR YOU AND YOUR FAMILY.**

Thanks to the New Home Program's success, Efficiency Manitoba is considering an expansion.

"We have an enhancement planned for the near future," says Allison Lund, energy efficiency specialist with the corporation's New Homes Program. "Keep your eyes peeled."

Efficiency Manitoba has also developed resources to assist homeowners after construction is complete. In a home with new energy-efficient technology, it's not uncommon for owners to have questions about how systems work or how to maintain them. The New Home Manual provides information about different systems, along with energy-saving tips and a to-do list that covers seasonal and annual tasks.

*Cont'd on page 108*



## BRINGING SAVINGS HOME

— Cont'd from page 107

"It's meant to be the kind of resource you hang on to and keep with your other equipment manuals," says Lund. "For example, when the season changes, what should I be doing with my HRV? What is an appropriate indoor humidity level for summer versus winter? The manual contains equipment maintenance instructions, troubleshooting tips, and answers questions that builders were getting from their customers, and they shared with us."

**EFFICIENCY MANITOBA OFFERS MANY TOOLS AND PROGRAMS TO HELP HOMEOWNERS INCREASE ENERGY EFFICIENCY IN NEW AND EXISTING HOMES.**

Another tool is the Homebuyers' Guide to Energy Efficiency. Developed in partnership with the Manitoba Real Estate Association, it provides tips on how to keep your home running at its most efficient.

Efficiency Manitoba offers many tools and programs to help homeowners increase energy efficiency in new and existing homes. Check out the website at [efficiencymb.ca](http://efficiencymb.ca) to explore articles, incentive programs, rebate offers and more.

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# Quick **TIPS** TO REDUCE CONSUMPTION

## >> HANDS UP ANYONE

whose dad ever said, "Shut that door — I'm not heating the whole neighbourhood!"

Closing doors is just one way to reduce energy consumption.

Efficiency Manitoba offers a whole host of tips in the Homebuyers' Guide to Energy Efficiency, developed in partnership with the Manitoba Real Estate Association.

### TIPS INCLUDE:

- Put a piece of paper in your fridge door and close the door. If the paper slides out when you pull it, there's a good chance the seal isn't tight and should be cleaned or replaced.
- Keep your fridge away from heat sources, including stoves, sunlight, heaters, and hot rooms.
- Use advanced power strips. Unlike regular power strips, advanced power strips work to reduce your energy use by shutting down devices that go into standby mode. Standby power can account for 10% of household electricity use.
- Set gaming consoles to standby mode when they're not being used. When left idle, the average gaming system can use 90 watts of power, which can cost you an extra \$60 in electricity each year.
- In winter, lower the temperature by 3°C or more for at least eight hours a day to save up to 4% on heating costs.
- In summer, increase the temperature by 3°C or more for at least eight hours a day to save up to 4% on cooling costs.
- In winter, save energy by opening shades in the morning on the sunny side of your house and closing them late in the day.
- In summer, close windows and shades during the day to keep warm air out and block heat from the sun's rays.
- Install pipe insulation on the hot and cold water lines of your water heater.
- Install weatherstripping, caulking, and gaskets around doors, windows, and electrical outlets to reduce air leakage and save energy.

To find more tips and information, download the complete guide at [efficiencymb.ca](http://efficiencymb.ca).

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# Building FOR THE FUTURE



## Take a big-picture view with home plans

By Pat St. Germain

>> **WITH DEMAND** outstripping supply in the housing market since mid-2020, more buyers are seeing the benefits of building a brand-new home.

The first step is easy. Sit down with your lender and create a plan to finance construction.



Nurse says SCU specialists have a lot of experience with builder mortgages, contracts and schedules. They've developed strong working relationships with builders and they understand how each one has different needs and processes. It's insider knowledge that you can rely on at every step of the build.

**WHILE SECURING A MORTGAGE MIGHT BE YOUR ONLY CONCERN RIGHT NOW, LENDING SPECIALISTS TAKE A BIG-PICTURE VIEW OF YOUR FINANCIAL NEEDS AND LOOK AT BUILDING YOUR PERSONAL NET WORTH.**

A lending specialist can arrange mortgage pre-approval and help you determine what type of mortgage best suits your needs. And they offer something even more valuable — expert advice and guidance.

"There are a lot of open and honest conversations. That's what I find is really important — we're trying to make sure that the real, full picture is understood," says Steinbach Credit Union's April Nurse, manager of consumer lending at the Lindenwood Branch.

She says working with members is all about building strong relationships, too. While securing a mortgage might be your only concern right now, lending specialists take a big-picture view of your financial needs and look at building your personal net worth. They may refer you to professional guidance on establishing savings and retirement funds within SCU's wealth management team. *Cont'd on page 112*

If you're planning to build a house, Nurse offers some practical advice that will help to ensure you're happy in your new home for the long term.

"If you look at your life in the next five years, what do you realistically think you're going to need? Is your family going to grow? As your kids grow older are they going to need their own space? What is your life going to look like in five years that you can plan for now?"



## AT THE END OF THE DAY, YOUR HOME SHOULD BE A SOURCE OF PLEASURE, NOT REGRET.

Perhaps more importantly, what do you want your life to look like in five years? If you want to have a dog and a fenced backyard, or a fireplace and basement rec room, work it into your plan from the start.

Often, home buyers think they'll save money by finishing the basement or building a deck a few years down the road, but Nurse says it makes more sense to do it upfront. You can take advantage of your builder's contacts to get the job done quickly, and you'll save money and stress in the long run.

"Realistically, are you going to have funds available to finish that basement in the next five to

10 years? Try to add that into the initial mortgage so that it's done," she says.

"It's always going to be more advisable for you to do as much as you can at the outset of that build because every time you need to do renovations or add on, it's likely going to cost more money and a lot more time once your home is done."

SCU allows members to make a lump sum payment of up to 20% of the initial mortgage amount every year, so you can choose to make a principal-only payment bi-weekly, monthly or annually to cover the extra cost.

That way you won't have to worry about coming up with a large sum of money later on to fund these projects, or pay the interest rate of a loan or a line of credit, which is always higher than a mortgage.

"Although it makes your price tag bigger, it just gives you that peace of mind for the next five years."

At the end of the day, your home should be a source of pleasure, not regret.

"That's why being true to yourself and your family, and realistic about what your needs and your wants are, is more important than getting the lowest mortgage or getting the house for the cheapest price," Nurse says. "It's fundamental to think big picture. You want to enjoy your time in your new home. One thing homeowners can likely all agree on is that finding time in our busy lives to do a renovation or an exhaustive home project can be challenging."

POH

> FOR BUILDER MORTGAGES 101 — TURN TO PAGE 116 <

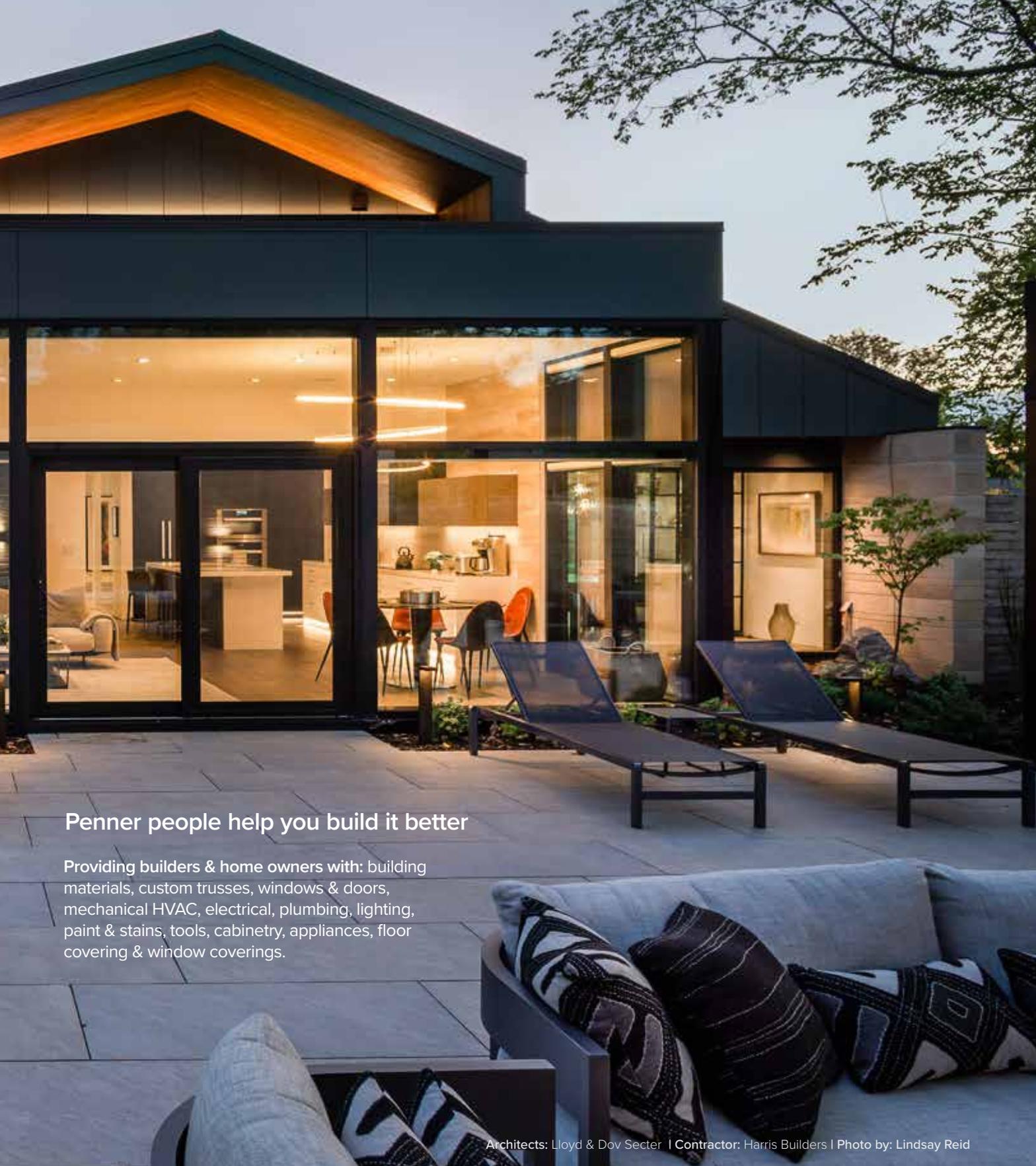
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# Builder MORTGAGES 101

## Steinbach Credit Union offers five types of builder mortgage:

- Turn-key mortgages, for cases in which the builder finances construction. Typically, the builder requires an initial deposit upfront and transfers title on the possession date.

Unlike a contract build, which only requires the buyer to pay land-transfer tax on the land, a turn-key mortgage requires the buyer to pay land-transfer tax on the land and the house. But there are fewer fees for appraisals and so on, so at the end of the day, there might be little or no difference in costs.

- Contract builds, for cases in which the buyer is paying a builder or contractor to oversee construction. The contract outlines a schedule of payments and funds are advanced as each construction stage is completed — when the foundation is poured, when the roof is complete, and so on. The buyer may make interest-only payments for 18 months, even if the house is completed in less time. When you sell your current home, you have an option to make a one-time lump-sum payment on the principal of your mortgage over and above the 20% lump-sum payment SCU allows without penalty each year.

- Ready to Move (RTM) mortgages, for people who are buying a mobile home that will be moved to a permanent location, or a modular home that will be assembled on site.

- Assumption mortgages are only available with certain builders, and there are benefits to both the builder and the buyer, with savings on appraisal, registration and legal fees. In this case, the builder has a commercial mortgage at SCU on the property, and title is transferred directly to the buyer. Normally, a deposit is made to the builder upfront, but there are no draws during the construction phase.

- Self-build mortgages, for people who have extensive experience in construction trades and who can complete all or most of the build themselves. Advances are paid at different stages of construction and members are required to pay interest on the amounts advanced. As with a contract build, the buyer has a one-time option to make a large lump-sum payment on the principal of the mortgage, over and above the annual 20%.



# A Custom Experience Worth Repeating



Building a dream home is a once-in-a-lifetime event for most people. Sarah and Andy Oliver had such a positive experience with Hearth Homes, they did it twice — and it was even better the second time around.

Sarah says they were happy in their first Hearth-built home in Taylor Farm, but when a riverfront lot became available, they took the leap, building a bungalow that's tailored to their family inside and out. She says the Hearth team were on the same page from Day 1, and architectural designer Brandi Soloway was so organized, the entire process was smooth sailing.

The Olivers are already thinking ahead to a time when their sons Jackson, 3 1/2, and Max, 1 1/2, will have their own car to park in the triple garage. For now, the boys have an extra-large playroom in the finished basement. There's an office for Andy, a getaway space for Sarah and they even added a private den under the stairs for their Bernese mountain dog, Wyatt.

Andy, who works from home, says Hearth was so accommodating throughout the build, he feels like they pulled together as a team.

"It's such a big purchase building a home, it would be a very stressful thing if you didn't have full trust in your builder as a partner," he says. "It's

been really awesome right from the start. It's been super collaborative."

Connecting with clients is an important part of the Hearth Homes process. The family company places a lot of value on relationships, choosing to limit the number of homes they build each year to ensure they are always in close contact with their customers.

“IT'S SUCH A BIG PURCHASE BUILDING A HOME, IT WOULD BE A VERY STRESSFUL THING IF YOU DIDN'T HAVE FULL TRUST IN YOUR BUILDER AS A PARTNER.”

Sarah says she appreciated the level of responsiveness and personal attention to her family's needs.

"They did such a good job of giving us exactly what we wanted."

"Even when it comes to the financial part," Andy adds. "Our mortgage broker and our banker say they're the easiest builder to work with. They're super communicative and flexible."

After three years in their first Hearth Home, the Olivers say their design choices were a bit more adventurous this time out. The new home has a massive stone fireplace and soaring tongue-and-groove ceilings, and the exterior boasts stunning natural wood and stone elements and chalet rooflines.

With two little boys and one big dog, they spend more quality time with their washer and dryer than they do with a soaker tub, so they chose to make a bigger laundry room a priority over a large en suite.

If you're curious to see how the house turned out, you're in luck. It's on display as a show home at 46 Curry Drive during the Parade of Homes. Hearth has another show home right across the street at 51 Curry Drive, along with a lakefront bungalow in RidgeWood West and a roomy two-storey model in Sage Creek.

The Olivers have already recommended Hearth Homes to friends and family. And while they say the Curry Drive house is their "forever home," Sarah laughingly doubles down on the endorsement.

"We would choose them again."

Learn more about Hearth Homes online at [hearth-homes.com](https://www.hearth-homes.com)



SEEKING  
*enlightenment*



# Experts can find the right mixture of fixtures

By Sherry Kaniuga  
Photos courtesy of  
Kuzco Lighting

**>> YOU WALK INTO A ROOM** in your home and switch on the light. What level of illumination greets you — and how well does it serve your needs in that space?

Choosing the right type of lighting for each room in your home is important, and not just for esthetics. Lighting can affect your mood and sense of well-being. It can even have an impact on your energy level and productivity. Especially as the days get shorter, it's not something homeowners should take ... well, lightly.



**CHOOSING THE RIGHT TYPE OF LIGHTING FOR EACH ROOM IN YOUR HOME IS IMPORTANT, AND NOT JUST FOR ESTHETICS.**

"There are a lot of decisions to be made when building a house," says Alison Demaré, Winnipeg branch manager at Robinson Lighting & Bath.

"Homeowners can be quite overwhelmed by the process, and they might know what kind of lighting they like but aren't sure how to put it all together.

"They might have spent hours online and picked out some fixtures they like, but have no idea how it will coordinate with the rest of the home, or the type of light it will provide. There are different layers of lighting we need to look at to help people choose the best solutions for each room."

*Cont'd on page 120*

# SEEKING ENLIGHTENMENT

— Cont'd from page 119

It helps to understand the three basic types of lighting — ambient, task and accent.

Ambient, or general lighting, provides a uniform level of illumination throughout the space, without glare.

“Ambient lighting should provide enough light that you are able to see what you're looking at and function, but doesn't need to light up a specific spot in the room,” explains Mical Sector, showroom manager at Total Lighting Sales.

Ceiling-mounted fixtures — including potlights, chandeliers, track lighting and fans with lights, as well as wall-mounted fixtures that allow light to fill the room — are common choices for achieving ambient lighting.



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“A trend we’ve been seeing for the last couple of years is an open-frame fixture, where you can change the look of the fixture by just changing the light bulb you put into it, because the frame itself is usually quite simplistic,” Sector says. “With LED options evolving quite a bit over the last few years, there are a lot of different style bulbs you can use — you can choose an Edison bulb for a more vintage look, or go more contemporary with a tubular bulb or a globe bulb.”

Task lighting performs just as you would expect — it lights up a defined space to allow you to perform a specific task. It’s directional lighting for reading, homework, cooking, hobbies, playing the piano — or anything in between.

Cont’d on page 122



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# SEEKING ENLIGHTENMENT

— Cont'd from page 121

“Task lighting brings the light in the space to a higher level, for when you need it,” says Demaré. “A perfect example of task lighting would be under-cabinet lighting in your kitchen, a reading light in your living room, or pendant lights over an island.”

Some types of ambient lighting can do double-duty as task lighting, adds Sector. “Instead of having a recessed fixture like an open potlight, you can get a gimbal potlight, which is directional so you can pivot it to highlight the area you want,” she says.

Accent lighting also plays an important role. Use it to provide atmosphere and accentuate areas where you want to create visual interest.

“You could highlight an architectural feature like a stone wall and draw out the texture, or show off some artwork or a collection of some kind,” says Demaré.

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“Most of this can be done with LED linear tape lighting, or maybe some small accent potlights — there are lots of possibilities, depending on the architecture of the space and how hidden the source needs to be.”

Accent lighting might also be achieved with track lighting, a directional recessed fixture, a downlight such as a picture light, wall-mounted fixtures or puck lights inside glass cabinets, for example.

Understanding the main types of lighting is a great start, but putting them all together in a way that’s both attractive and functional can be tricky, and even stressful, for homeowners. Because lighting specialists are trained to understand all the elements — and often have a design background — their help can be invaluable.

“You can have both function and fashion, but it has to be the right fit and the right amount of light,” Sector says. “Even though there’s a lot of online presence in the lighting industry, the brick-and-mortar showrooms are still very important for clients to be able to come in, see the fixtures, touch and feel them, and visualize how they will look in their homes.”

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A man with short hair, wearing a white textured sweater and dark pants, is sitting on a grey modular sofa. A French Bulldog is sitting on the sofa next to him. The background shows a bright room with white curtains and a large green plant. The text 'THINKING inside THE BOX' is overlaid on the bottom half of the image. 'THINKING' and 'THE BOX' are in white, bold, sans-serif font. 'inside' is in a yellow, cursive script font.

# THINKING *inside* THE BOX

By Pat St. Germain — Photos courtesy of Cozey Couch, TruEarth and Mitrex.

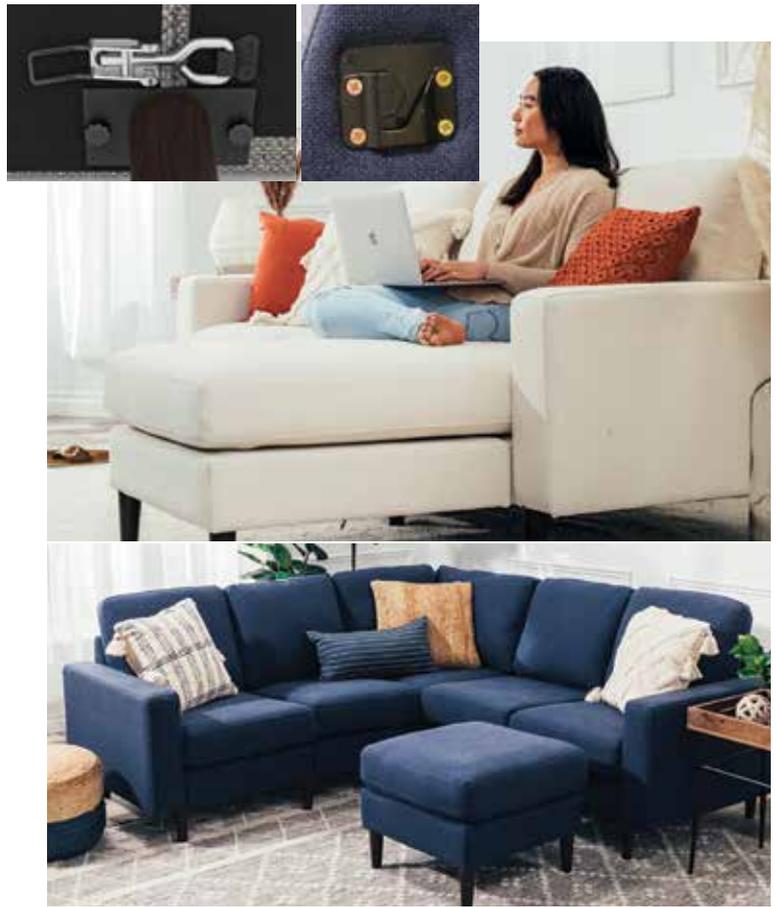
## Creative Canucks deliver inventive new products

>> **TWO YEARS AGO**, Frédéric Aubé was a 23-year-old university student, and he was sick and tired of helping his friends shlep couches up narrow staircases to their tiny Montreal apartments. He thought there had to be a better way — and there was. In June 2020, Cozey Couch ([cozey.ca](https://cozey.ca)) was born. It's a sofa in a box — well, multiple boxes.

You can order it online and have it delivered to your doorstep. It has no-fuss hardware so you don't need tools to assemble it, and you can add extra seats, a chaise and corner pieces to create 480 possible configurations. Oh, and it only takes one person to move it.

During his first year in business, the startup achieved 1,200% growth. Aubé is now a big-time CEO of his own company, and he's embraced the concept of corporate responsibility. For every Cozey Couch sold, he donates a comfort box filled with personal hygiene products and clothing to a mission in Montreal.

His idea has already caught on with other manufacturers. Presumably, the people at bed-in-a-box maker Endy slapped their heads and said, "Why didn't I think of that?" before they rolled out an Endy couch this summer.



**FOR EVERY COZEY COUCH SOLD, HE DONATES A COMFORT BOX FILLED WITH PERSONAL HYGIENE PRODUCTS AND CLOTHING TO A MISSION IN MONTREAL.**

>> **ECO-FRIENDLY LAUNDRY** detergent  
TruEarth (**tru.earth**) is another product whose time has come.

When B.C. entrepreneur Ryan McKenzie and his wife Kathleen were expecting their third child, Ryan became deeply concerned about plastics in the environment. There had to be a better way to package goods. Turns out a family member of Ryan's pal Brad Liski had patented soap strips that fit in a small cardboard sleeve.

They called up their tech-savvy business partner Kevin Hinton and gave the soap a trial run to see if it worked. They were sold, and pretty soon, thousands of other people were sold, too. They created a webpage to gauge interest in subscription orders, figuring that if 150 people signed up within a month, they would have a viable business. They got 1,500 subscribers, and after a year, they had 60,000 customers around the world. That means 60,000 people who don't buy laundry soap in plastic jugs, or in big boxes that take up about 30 times as much space in shipping containers.

*Cont'd on page 126*





## THINKING INSIDE THE BOX

— Cont'd from page 125

Since the company launched in 2019, it has donated at least two million strips to charities, and added several more eco-friendly products to its line, including reusable bamboo cutlery, mesh produce bags, beeswax wraps and wool dryer balls.

It's all available at [tru.earth](http://tru.earth) (no .com or .ca required) or you can buy the laundry strips locally at Scout: Coffee + Tea ([scoutwinnipeg.com](http://scoutwinnipeg.com)), which also sells the strips via GoodLocal ([goodlocal.ca](http://goodlocal.ca)).

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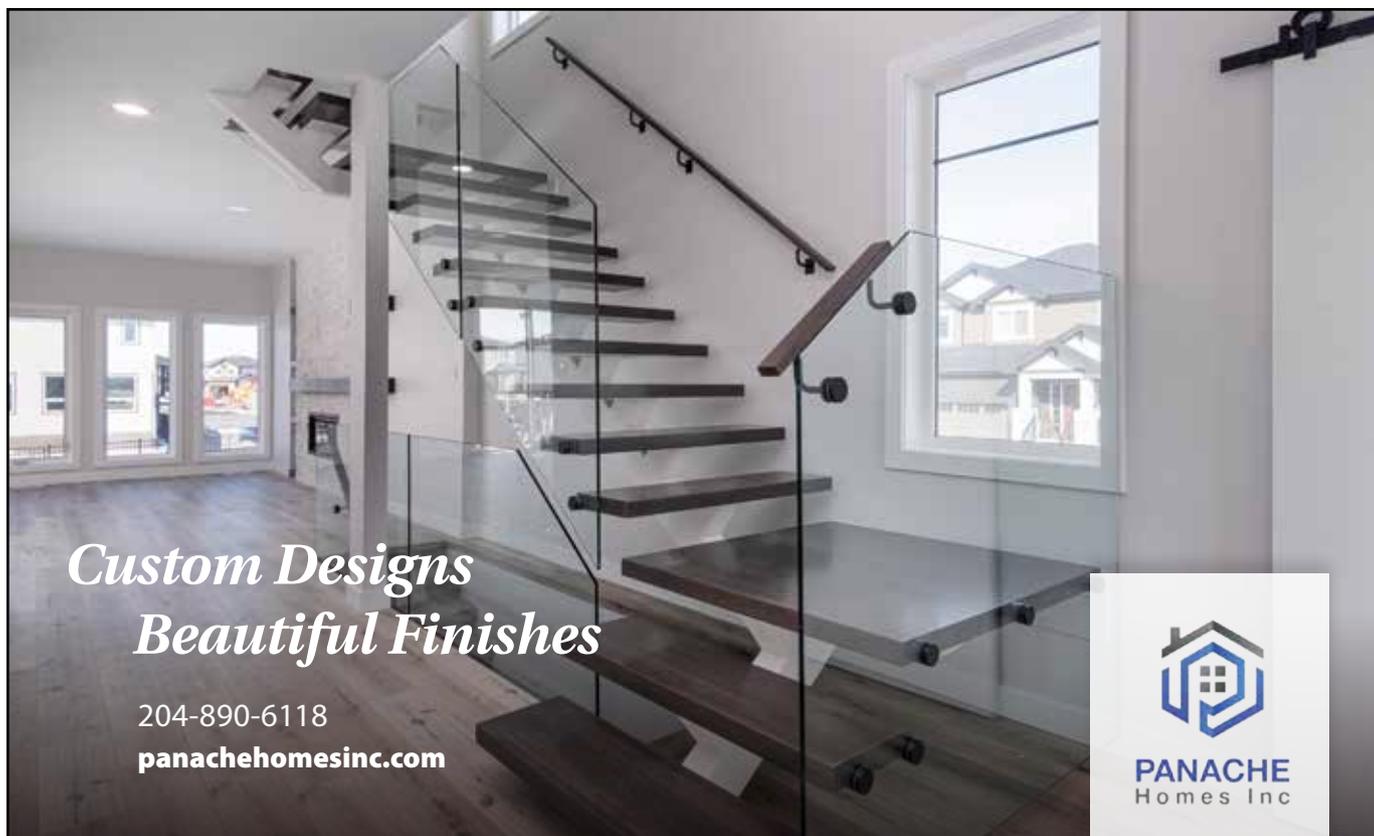


IN SHORT, IT HIDES THE TECHNOLOGY IN VIRTUALLY EVERY SURFACE THAT IS TOUCHED BY THE SUN.

>> **AND FINALLY**, we are wowed by Canadian solar manufacturer Mitrex ([mitrex.com](http://mitrex.com)). The company fired up a new factory in Toronto this summer to turn out solar cladding, windows and railings. A pioneer in green

construction, Mitrex has taken solar-energy technology to whole new levels. Instead of putting solar panels on rooftops, the company makes attractive solar shingles, along with solar windows, exterior cladding and stair railings. In short, it hides the technology in virtually every surface that is touched by the sun. And that is what you call a bright idea.

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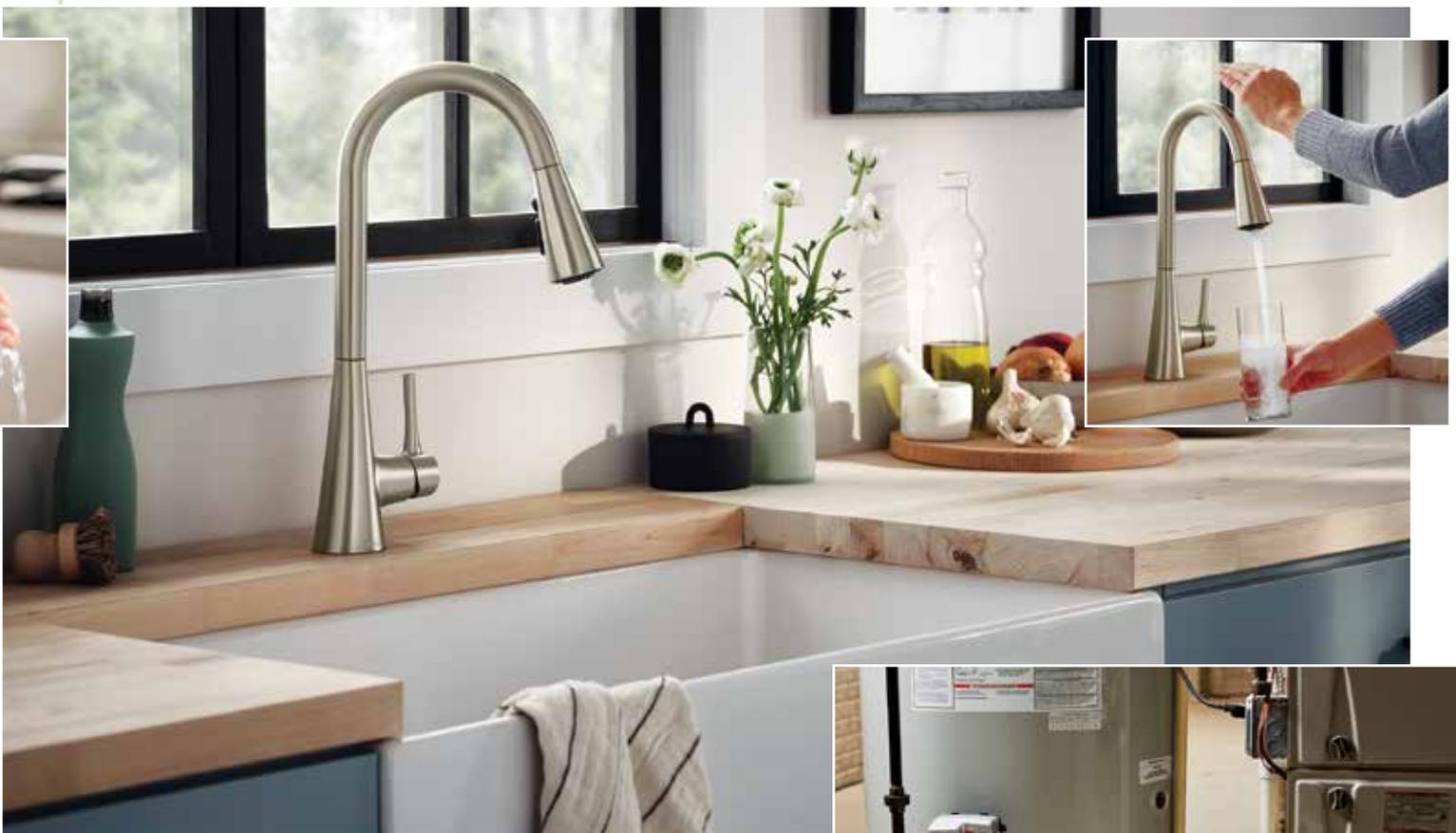
# JUST ADD

# Water

**Smart products  
make a splash in  
the kitchen & bath**

By Trina Rehberg Boyko — Photos courtesy of Moen

**>> IF YOU'RE BUYING** a new home, you're likely more focused on how it fits your needs now than how it might work for you in the future. Let's face it, thinking about the flooring or the backsplash design you've picked out is more exciting than thinking about adding a grab bar to the shower.



**THINKING ABOUT THE FLOORING OR THE BACKSPLASH DESIGN YOU'VE PICKED OUT IS MORE EXCITING THAN THINKING ABOUT ADDING A GRAB BAR TO THE SHOWER.**



But if you're building the dream home you plan to live in until the end of time, it's a good idea to incorporate features you can use now and a few decades from now.

Thanks to smart technology, and smart design, there are plenty of new kitchen and bath products that make life easier at any age.

Touchless faucets are handy for busy cooks, and they're essential for people who have difficulty adjusting the water temperature or turning the handle. They also shut off automatically, so your sink won't overflow if you're distracted. In the unlikely event you do have an overflow or a leaky pipe, smart sensors placed in strategic areas will send you an alert, and some can be programmed to turn off the water supply.

Top brands Kohler, Delta and Moen have recently introduced voice technology that raises the level of convenience, particularly when you use preset instructions. Tell them to pour a cup of water or fill the dog's bowl and you get the precise measurement.

"You can say, 'Fill my spaghetti pot,' and the faucet will give you just the right amount of water," says Patrick Carroll, luxury kitchen and bath specialist at The Ensuite.

If you ask the U by Moen Smart Faucet to wash your hands, it will run for a moment, then pause for 20 seconds to prompt you to scrub for the correct amount of time before rinsing.

In the bathroom, big walk-in showers are nice to have no matter your age or ability, and smartphone or voice-activated controls guarantee the temperature is always just right. Tiled walls and curbless bases are esthetically pleasing and functional, too. Add a stylish shower bench and you have a relaxing spot to take in the full spa experience.

*Cont'd on page 130*

# JUST ADD WATER

— Cont'd from page 129

"We have removable shower benches if someone doesn't want to install one permanently," says Maryssa Zondag, estimator and sales consultant at Dynasty Bathrooms and Kitchen Centre.

Bamboo benches are popular choices, and grab bars have come a long way in the looks department, too.

"They're making accessibility products more attractive these days," says Carroll. "Grab bars aren't as institutional-looking. They're more of an accent."

If you're hesitant to install a bar right away, he suggests asking your builder to add the proper support behind your shower walls so it will be easy to add a safety bar in the future.

"It's much easier to install framing for future grab bars during the construction process than it is in a finished room."

## BAMBOO BENCHES ARE POPULAR CHOICES, AND GRAB BARS HAVE COME A LONG WAY IN THE LOOKS DEPARTMENT, TOO.

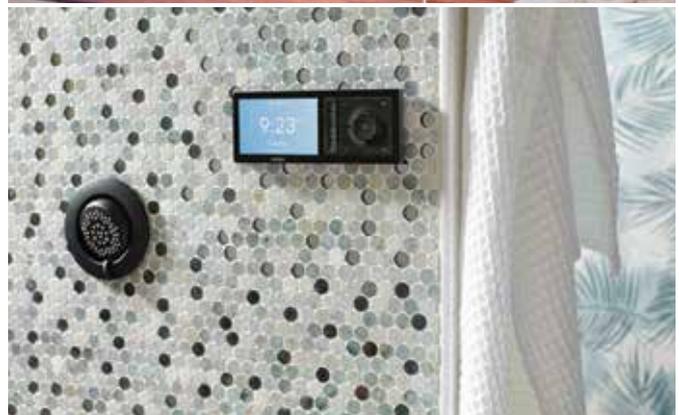
A nice bath can help you soak the aches and pains away, and lower-threshold tubs make it easier to get in and out. Heated backrests keep you warm as the tub fills, and massage functions — whether air or water massage — soothe sore muscles.

You can even incorporate aromatherapy, which uses scent to enhance a sense of well-being, and chromatherapy, which uses light to do the same.

"You can get LED lights that you can change according to your mood," says Zondag. "Some have up to 20 different colours."

Floating vanities and wall-hung toilets are less fun, but they're still winners in the bathroom. They maximize floorspace, allowing for easier cleaning and greater mobility if you use a wheelchair or walker.

"Wall-hung toilets are fairly new to the market," Carroll says. "The tank is in the wall and the flusher is on the wall. You can even adjust the height, so it's customized to you."



Bidets are an old-yet-new-again trend, thanks in part to the great toilet-paper shortage of 2020. Eco-friendly and hygienic, many of today's bidets come with temperature and pressure adjustments.

Lighted toilet seats are a good option if you need a bit of guidance during the night, or in an en suite where you don't want to wake a sleeping partner.

New products are coming to the market every season. If you have special needs, ask your kitchen and bath dealer. Chances are there's a gadget that will suit your needs today, or in the near future.

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# Natural COLLECTION



# It's easy being green with Compost Winnipeg

By Jim Timlick

Photos by Darcy Finley

**>> MANITOBANS GENERATE A LOT OF WASTE.** In fact, it's estimated we generate more than 900,000 tonnes of waste annually, with organic matter representing about 40% of that total.

A Winnipeg-based social enterprise is working to reduce our residential footprint. Compost Winnipeg was created in 2016 as an arm of the Green Action Centre (GAC), a not-for-profit, non-governmental organization that provides environmental education and solutions for homeowners, workplaces and schools.

As part of its service, Compost Winnipeg offers weekly curbside pick-up of compostable materials from single-family homes, as well as some multi-family dwellings.

**IT'S VERY EASY AND SIMPLE TO DO AND THAT'S WHY WE THINK IT MAKES SENSE FOR A GROWING NUMBER OF PEOPLE.**

Families can sign up online at [compostwinnipeg.ca](http://compostwinnipeg.ca) and choose a monthly (\$35 a month) or annual subscription (\$360 per year).

"It's basically just like your regular garbage collection," says Compost Winnipeg general manager Robin Bryan. "It's very easy and simple to do and that's why we think it makes sense for a growing number of people."

Growing is the operative word. Since its inception, Compost Winnipeg has grown from a handful of customers and a single collection truck to nearly 600 residential customers and a fleet of five collection vehicles — and it's attracting dozens of new subscribers each month. It's estimated the service already diverts upwards of three metric tonnes of organic waste from Winnipeg's Brady Road landfill site on a daily basis.

Subscribers buy an initial starter kit that includes a five-gallon collection bucket with lid and two compostable bags. The service collects up to 10 kilograms of organic waste each week, replacing the full bag with a fresh compostable bag for the following week.

Bryan is not surprised by the rising interest in the service among Winnipeggers.

*Cont'd on page 134*



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## NATURAL COLLECTION

— *Cont'd from page 133*

"I think it's catching on because it's a great service to have," he says. "It feels good to be doing a very simple and accessible thing to reduce emissions and waste at the household level.

"I think it also feels good for people to know they're supporting a social enterprise. Plus, the cost is reasonable enough that it can be worked into your monthly budget, and it's hard to dispense with once you start using it."

The curbside service accepts organic food waste and scraps, pizza boxes, coffee grounds and filters, paper towels, compostable food containers, nail clippings and even meat and bones, which are not compatible with a typical backyard composter.

A temporary winter subscription is available for people who compost during the summer months. As well, the service is available to a number of businesses, including grocery stores, pubs, restaurants and manufacturing facilities.

Families can check the website to see if they are located in Compost Winnipeg's service area. Bryan encourages people to sign up for the service even if their street is not currently eligible, since Compost Winnipeg is always looking to expand to areas where interest warrants doing so.

For example, it recently extended residential service in St. James after a spike in demand for its commercial service made it more feasible. And Bryan is open to the idea of expanding to areas just beyond Winnipeg city limits in the future if there's sufficient demand.

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COMPOST WINNIPEG GENERAL MANAGER ROBIN BRYAN.

As part of its social enterprise mandate, all revenues generated by Compost Winnipeg are reinvested to support the service's growth or to support other GAC initiatives. Its monthly contributions to the centre have increased every year since its inception.

**THE COST IS REASONABLE ENOUGH THAT IT CAN BE WORKED INTO YOUR MONTHLY BUDGET.**

The GAC first began investigating the possibility of launching a compost collection service back in 2014. A feasibility study found that the city had a very low rate of organic-waste diversion at the time, with limited access to collection in most neighbourhoods.

Although the City of Winnipeg started a two-year residential food-waste collection pilot project in October 2020, Bryan doesn't view it as competition. In fact, he hopes it proves to be so successful that it expands city-wide — and that organizations like Compost Winnipeg can play a part in delivering it.

"Ultimately the goal of Compost Winnipeg and the broader goal of the Green Action Centre and the reason we exist is to help our city and our province take greater steps towards environmental sustainability," he says.

"If we're able to play an essential role in allowing the city to build up a core of support for a city-wide program then we're happy with that."

POH



# Parking & RECREATION



## A room with a view — and a 'Vette or two

By Jim Bender — Photos by Darcy Finley

>> **AT ONE TIME**, the typical garage was an oil-stained, glorified storage shed where people kept their tools and lawnmowers and worked on their cars.

"Garages were always places where you opened the door and just threw your crap in there," says Kevin Harrald, owner of Garage Masters. "Double garages were about 500 square feet of lost space for about the last 50 years."

Not anymore. Instead of sinking money into renovating basement rec rooms, more homeowners are transforming their vehicle hangars, reclaiming space for home gyms, workshops or social hangouts where they can shoot some pool, watch sports on big-screen TVs or belly up to the bar.

"It's something you've seen here for the last six to eight years when we first started introducing epoxy flooring," Harrald says.

An epoxy coating is a thermosetting resin that can transform a dingy concrete floor into a professional-looking surface — one that provides protection from the elements, seals the floor, and is resistant to chipping, chemicals, stains, surface abrasions and oil spills. Available in a range of colours, it's beautiful and functional.

*Cont'd on page 138*



## PARKING & RECREATION — *Cont'd from page 137*

Garage makeovers were initially slow to catch on here, but Manitoba is catching up.

"It has really gone to the next level," Harrald says.

Rick Bacchalo may have taken it to the highest level achieved here thus far. He transformed one side of his Winnipeg garage to create a private haven, complete with a sunroom-with-a-view and plenty of parking space for two of his three Corvettes.



"The impetus was that I just love looking out back," Bacchalo says. "I just love the freedom and the views. I can look out back and see foxes and deer and all of that greenspace.

"I had a chance to move elsewhere, but I wanted to stay here. I don't have a cottage, but that view is just a 10-second commute from my living room."

On the so-called "messy side" of the garage, Bacchalo has room for a third Corvette, as well as a Lexus SUV. That side is heated in winter and air conditioned in summer.

"I'm a car guy," he says. "So, I wanted a space that had the capability for four vehicles — two on the messy side.

"I grew up with gasoline in my blood because my father owned an Esso station, where I worked growing up. He owned '57

T-Birds and vintage Corvettes until family got in the way."

Bacchalo praises Maric Homes for making his vision for the garage transformation a reality.

"It was kind of my own idea and they put my passion together," he says.

It took about eight months to complete, including landscaping. And while it involved a major investment in what is essentially a man-cave, his partner of 14 years had no complaints.

"She is highly supportive," says Bacchalo, who has two grown children. "The sunroom is for the benefit of us all."

**I GREW UP WITH GASOLINE IN MY BLOOD BECAUSE MY FATHER OWNED AN ESSO STATION, WHERE I WORKED GROWING UP.**

Of course, not everyone can afford such a grandiose garage transformation. But Bacchalo figures he inspired at least one other homeowner — his brother — to introduce more modest adaptations.

"He has a kitchen and a pool table in his garage, so I probably was a bit of an inspiration."

Garage Masters handles everything from complete demolition and new builds to loft additions for guest suites or granny flats, and the company offers a whole host of attractive storage solutions.

Kevin Harrald says once a floor is professionally installed, there are many do-it-yourself types who are quite capable of transforming their own garages with slot walls, cabinetry and shelving that's specifically made for garages.

However, his company completely converts at least 50 garages each year for customers who want a full-service experience — and a beautiful addition to their living space.

"Garage transformations represent billions of dollars across North America," he says. "It has become a huge, huge industry."

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# DOUBLE Vision

By Jim Bender

Photos by Darcy Finley

## Today's garage is a multi-purpose space

>> **CARRIAGE-HOUSE DOORS**, ornamental hinges and handles, shuttered windows — these days, garages have curb appeal to spare. And interiors are just as beautiful, outfitted with designer cabinetry, custom storage and quartz-look flooring that looks so clean it shines.

Specialists like Garage Masters build, rehab and renovate garages to add workshops, home offices and gyms with radiant in-floor heat, laundry rooms and more. Innovative options include a covered patio off a detached garage, a loft and even an extra overhead door for easy access to lawn mowers and snow blowers.

There's also an inspiring array of storage options to keep the space organized:

- Cabinets and tool chests: Mix-and-match drawers, lockable cabinets and workbenches are built from heavy-duty steel, with steel or bamboo work surfaces and adjustable drawer dividers.
- Cover an entire wall with a PVC slat wall system, or just add a section or two to meet modest storage needs. Gear tracks hold hooks and mesh baskets for garden tools and sports equipment, along with caddies specifically made to hold fishing gear, golf bags and cleaning supplies.



- Big wall-mounted hooks and shelving units are made to stow bikes, spare tires and large storage bins off the floor, leaving more space for activities and parking.
- If you don't have a Vacuflo central vacuum system with a retractable hose unit in the garage, a wall-mounted unit is almost as space-efficient. The Intervac GarageVac extends just four inches from the wall and its stretch hose extends to 40 feet. It even has a special tool for cleaning car dashboards.

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The Manitoba Home Builders' Association (MHBA) website at [homebuilders.mb.ca](http://homebuilders.mb.ca) is a user-friendly resource for its members and for the general public.

The site has a searchable list of members — builders, developers, renovators and associate members, including suppliers for kitchen, bath, glass and lighting products, landscaping, interior design and more.

Along with providing industry news and tips for finding the right builder or contractor, MHBA keeps tabs on show homes that are open year-round and, naturally, it is a digital hub for the Parade of Homes. Visit [homebuilders.mb.ca](http://homebuilders.mb.ca) and click on social media links to follow the Parade on Facebook and Twitter.

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Designed with recreation in mind, the neighbourhood has a multitude of paved streets for you to enjoy an evening stroll, an energizing jog, or a delightful bike ride through the scenic community. The road network within Devonshire Park was meticulously designed to only allow local traffic, providing safety and comfort for all residents.

Just a short walk away, Devonshire Village features an off-leash dog park, which is a great way to enjoy the outdoors with your furry friends as you watch them burn some energy and socialize. With Devonshire Park, you'll always have access to beautiful and open greenspaces just off your doorstep!

Naturalized wetlands are planned and will serve a dual purpose, providing an important habitat for wildlife and necessary storm runoff filtration. Over time, this wetland will help to diminish the community's impact on downstream waterways.

Located a stone's throw away from Regent Avenue and Lagimodière Boulevard, major transit routes,

schools, shopping, and entertainment are all easily accessible. Just a 5-minute drive or 30-minute walk are over 100 retailers at Kildonan Place Mall. Across the way is the Crossroads Station Shopping Centre, which offers even more shopping opportunities with many big-box retailers, dining options, and essentials.

Devonshire Park — in the heart of West Transcona — boasts an artful combination of modern community design and timeless character. Build the life you've always dreamt of creating and experience new memories with your loved ones in one of Winnipeg's newest and most vibrant communities.

With many different styles of homes to choose from and a low-impact development, proudly call this beautiful neighbourhood your new home; it's perfect for any family, regardless of size or lifestyle. If you're ready to find your forever home, consult with a builder today.

Visit one of Devonshire Park's gorgeous show homes! For more information on show homes, community specifications, maps, or other neighbourhood information, please visit <https://www.genstar.com/winnipeg/devonshire-park>

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# ANTICIPATION BUILDS FOR BISON RUN

By Jennifer McFee

Excitement is mounting for the dynamic new community of Bison Run in Waverley West.

Located in the heart of southwest Winnipeg, this Qualico community will feature limestone trails and naturalized wetlands to create connections to nature. At the same time, it's a short jaunt away from shopping and other services on Pembina Highway and the South Kenaston area. For added convenience, the University of Manitoba and IG Field are both in close proximity, and rapid transit is easily accessible.

Bison Run will feature a range of home styles and price points, including custom and premium homes, multi-family townhomes, condominiums and apartments.

"Architecturally, we're trying to accommodate a wide variety of home styles and preferences but with guidelines to support the overall welcoming and appealing esthetic," says Bryan Ward, vice-president of Qualico Communities.

"Throughout the decades, we've learned what has been successful in other neighbourhoods, and we're bringing those elements to the southwest side of the city."

The first phase will offer an impressive variety of housing options, from single-family homes



to apartments — and everything in between. In addition, it will feature some commercial and park spaces, including the start of the linear path network in the neighbourhood. Looking ahead, the upcoming 21-acre education campus will provide both an elementary school and a high school.

## EXCITEMENT IS MOUNTING FOR THE DYNAMIC NEW COMMUNITY OF BISON RUN IN WAVERLEY WEST.

The first Phase 1 lots are already available from participating builders, including Avanti Custom Homes.

Jason Jaquet, vice-president of Avanti Custom Homes, expressed enthusiasm to be part of this new Qualico development.

"Avanti is designing homes to fit the new area and the guidelines that have been brought forth by the developer. We're going to be pushing the envelope on new designs, so we're excited to be in here," he says.

Avanti will start construction on a new show home this fall, which will be ready for summer 2022.

"It's been a very seamless process, and the houses are going to be unique in their architecture features on the street," Jaquet says.

"We've seen the master plan and we're looking forward to being part of something that Qualico envisions."

Similarly, StreetSide Developments is pleased to be part of the project.

Margaux Braund, marketing and social media co-ordinator for StreetSide Developments, says they're extremely excited to be the first approved multi-family builder in Bison Run.

"Starting off, we are planning affordable three-bedroom, 2.5-bathroom multi-level townhomes featuring designer finishes and quality construction that StreetSide is known for," she says.

"We are also planning a live/work style townhome with attached garage. We will be releasing more details as we finalize our plan, and anyone who is interested in learning more should register on our website."

Right now, StreetSide is in the process of finalizing plans for building in the area.

"We have seen a surge of interest in our upcoming developments in the Bison Run area and anticipate that our multi-family offerings will be in high demand once we release it for purchase," Braund says.

"StreetSide has seen an overwhelmingly positive response from the public since announcing that we will be building multi-family developments in Bison Run. We are very excited to be the first multi-family builder in this up-and-coming neighbourhood in Waverley West."

To learn more about this exciting new community, visit [www.Bisonrun.com](http://www.Bisonrun.com).





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